

AGENDA

1. CALL TO ORDER

2. PUBLIC COMMENT

Members of the public may address the Planning Commission concerning matters within their jurisdiction, which are not listed on the agenda and to request that a matter be agendized for a future meeting. No action may be taken on these matters at this meeting.

3. MINUTES – None

OLD BUSINESS - None

NEW BUSINESS

4. NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD

Discussion: Waste discharge waiver / water quality certification and environmental compliance program for commercial cannabis. Representatives from the Regional Water Quality Control Board will attend and will discuss the 2016 wastewater discharge review and compliance enforcement program.

5. ZONING AMENDMENT TO IMPLEMENT POLICIES OF THE 2009 - 2014 COUNTY HOUSING ELEMENT.

PW-14-04

Public Hearing: The Planning Commission will hold a public hearing to consider the Draft 2014-2019 Housing Element and accompanying Initial Study/Negative Declaration. As proposed, the Draft Housing Element contains only minor refinements of the policies presented in the existing Housing Element (2009-2014). It focuses on meeting current California Department of Housing and Community Development (HCD) guidance governing the contents of a housing element and related methodologies for data collection and sampling. These changes include a description of the successful public participation process undertaken as part of preparing the Draft 2014-2019 Housing Element, updated demographic, economic, housing characteristics information, and a vacant land inventory, as well as discussion of the updated Regional Housing Needs Allocation (RHNA). There are further updates to discussions of governmental and non-governmental constraints to the building of affordable housing, as well as reporting on progress made towards the implementation of programs proposed in the current Housing Element (2009-2014). Examples include new or revamped programs, consistent with current state law, to address state density bonus law, single-room occupancy for extremely low-income households, and special needs groups. In addition, the input of the Planning Commission will be sought on height limits for housing development in the R-3 zone, and concerning occupancy limits for transitional and emergency housing, consistent with state law.

6. MATTERS FROM THE COMMISSION

7. MATTERS FROM STAFF

8. ADJOURN

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this agenda or in written correspondence delivered to the Commission at, or prior to, the public hearing.

Any person dissatisfied with the determination by the Planning Commission may appeal the matter to the Board of Supervisors within ten (10) working days after the decision of the Planning Commission on a form available from the Clerk of the Board of Supervisors. (Note: There is a fee established for filing an appeal.)