



**SAN LUIS OBISPO  
LOCAL AGENCY FORMATION COMMISSION  
JANUARY 16, 2020**

**Call to Order**

The San Luis Obispo Local Agency Formation Commission (LAFCO) meeting was called to order at 9:00 a.m. on Thursday, January 16, 2020, in the Board of Supervisors Chambers at the County Government Center in San Luis Obispo, California by Chairperson Lynn Compton.

**Pledge of Allegiance**

**Roll Call**

**Present:** Chairperson Lynn Compton, Commissioners Tom Murray, Debbie Arnold, Roberta Fonzi, Marshall Ochylski, Ed Waage, and Alternate Commissioner Heather Jensen.

**Absent:** Commissioner Robert Enns, Alternate Commissioners Ed Eby, Steve Gregory, and John Peschong.

**Staff:** David Church, LAFCO Executive Officer  
Mike Prater, LAFCO Deputy Executive Officer  
Brian Pierik, LAFCO Legal Counsel  
Imelda Marquez, LAFCO Commission Clerk

**Approval of Minutes**

**Chairperson Compton** opens the floor for public questions or comments. No changes were suggested, no comments were received.

**Commissioner Fonzi** moved approval of the Minutes for November 21, 2019.

**Commissioner Murray** seconded the motion.

**AYES:** Commissioners Ochylski, Waage, Arnold, Murray, Fonzi, and Chairperson Compton

**NAYS:** None

**ABSTAINING:** None

The motion passed with a unanimous roll call vote.

**Selection of the 2020 Chair and Vice-Chair**

**Chairperson Compton** asked **Mr. Church** to brief the Commission on the rotation of LAFCO Chair and Vice-Chair positions.

**Mr. Church** advised the Commission that the current Vice-Chair position, would move to Chair position and the next to take Vice-Chair would be a special districts member.

**Chairperson Compton** asked **Commissioner Murray** if he would like Chair and **Commissioner Ochylski**, only special districts member present, if he would like Vice-Chair.

**Commissioner Murray** and **Commissioner Ochylski** agreed to the positions.

**Commissioner Arnold** moved approval of **Commissioner Murray** as LAFCO 2020 Chair.

**Commissioner Waage** seconded the motion.

AYES: Commissioners Ochylski, Waage, Arnold, Murray, Fonzi, and Compton

NAYS: None

ABSTAINING: None

The motion passed with a unanimous roll call vote.

**Commissioner Arnold** moved approval of **Commissioner Ochylski** as LAFCO 2020 Vice-Chair.

**Commissioner Waage** seconded the motion.

AYES: Commissioners Ochylski, Waage, Arnold, Murray, Fonzi, and Compton

NAYS: None

ABSTAINING: None

The motion passed with a unanimous roll call vote.

**Presentation of a Certificate of Appreciation to Former Chair Lynn Compton**

**Chairperson Murray** presented **Commissioner Compton** with a Certificate of Appreciation on behalf of the Commission and Staff, for her service as the LAFCO Chair.

**Non-Agenda Public Comments** : None

**Consent Agenda**

**A-1:** Fiscal Year 2019-20 Second Quarter Budget Status Report  
(Recommend Receive and File with the County Auditor)

**Chairperson Murray** opened the floor to the Commission; no questions or comments were

made.

**Chairperson Murray** opened the floor to public comment, without any.

**Commissioner Fonzi** moved to approve the consent calendar.

**Commissioner Waage** seconded the motion.

AYES: Commissioners Ochylski, Waage, Arnold, Murray, Fonzi, and Compton

NAYS: None

ABSTAINING: None

The motion passed with a unanimous roll call vote.

### **Informational Matters**

**B-1:** Study Session: Affordable Housing in San Luis Obispo County  
(Recommend Receive and Discuss)

**Mr. Church** introduced the Study Session item and welcomed the presenters.

**Pete Rodgers**, SLO COG Executive Director, presented on the topic of Regional Housing Needs Assessment (RHNA) in SLO County.

**James Worthely**, SLO COG Planning Director, continued the presentation on Regional Housing Needs.

**Chairperson Murray** opened the floor to Commissioner questions and comments.

**Commissioner Compton** asked about vacant units in the county and how it contributes to the economy.

**Commissioner Fonzi** commented on the statistics mentioned in the presentation.

**Commissioner Waage** connected Pismo Beach's situation on vacation homes to the discussion.

**Commissioner Arnold** spoke on what the historical factor of vacation homes might be in the county.

**Commissioner Compton** questioned the States RHNA number and whether it is a suitable number for SLO County.

**Mr. Worthely** addressed Commissioner's concerns.

**Mr. Church** introduced the second speaker.

**Wade Horton**, SLO County Administrative Office, Introduced the Regional County Infrastructure Housing Action Plan as well as **Ms. Carolyn Berg** who presented this item.

**Carolyn Berg**, SLO County Administrative Office Staff, gave her presentation.

**Chairperson Murray** opened the floor to Commissioner questions and comments.

**Commissioner Fonzi** had a question regarding existing Affordable Housing.

**Commissioner Waage** asked if there were any suggestions for LAFCO on how it could help support this project.

**Commissioner Compton** noted her support in pooling finances for infrastructure but continued to question if there would be legal issues with that approach. Followed by other questions.

**Commissioner Arnold** asked about ordinances with Accessory Dwelling Units in the County and the seven cities.

**Ms. Berg** and **Mr. Horton** addressed Commissioner questions.

**Mr. Church** introduced the last speaker.

**Phil Dunsmore**, City of Atascadero Community Development Director, presented the city's perspective on building affordable housing in the city.

**Commissioner Arnold** asked for clarification on a few points mentioned in the presentation.

**Commissioner Fonzi** commented with her perspective on the Grand Oaks project.

**Chairperson Murray** expressed his concern with housing opportunities available for the very low and low income population.

**Commissioner Compton** commented on deed restricted units.

**Commissioner Waage** explained Pismo Beach's approach to affordable housing. Followed by asking for any suggestions **Mr. Dunsmore** might have for LAFCO.

**Commissioner Ochylski** discussed developer incentives given when providing affordable housing.

**Mr. Dunsmore** responded to the Commissioner's questions.

**Mr. Church** summarized the discussion on affordable housing and concluded it with LAFCO's perspective.

**Chairperson Murray** opened the floor to public comment, without any. **Mr. Murray** opened the floor back to Commissioner comment.

**Commissioners** directed LAFCO staff with a recommendation to develop polices to address affordable housing.

**Chairperson Murray** closed discussion and recommended the Commission go on a 10 minute break.

At 11:02 a.m. **Chairperson Murray** called the meeting back in order.

**Regular Matters**

**C-1:** Contract Amendment - San Luis Obispo LAFCO Legal Counsel (Recommend Approval)

**Mr. Church** presented the item.

**Chairperson Murray** opens the floor to public comment, without any.

**Chairperson Murray** opens the floor to Commissioner comment, without any.

**Commissioner Waage** moved to approve Staff recommendation to amend the contract.

**Commissioner Fonzi** seconded the motion.

AYES: Commissioners Ochylski, Waage, Arnold, Murray, Fonzi, and Compton

NAYS: None

ABSTAINING: None

The motion passed with a unanimous roll call vote.

**C-2:** 2019 LAFCO Annual Report-Proposed Work Plan for 2020-Commission Meeting Schedule (Recommend Review and Approval)

**Mr. Church** introduced the item.

**Mr. Prater** presents the item recommending the item be approved.

**Chairperson Murray** opens the floor for Commissioner comment. No comments were made.

**Commissioner Compton** motioned to approve the LAFCO work plan.

**Commissioner Arnold** seconded the motion.

AYES: Commissioners Ochylski, Waage, Arnold, Murray, Fonzi, and Compton

NAYS: None

ABSTAINING: None

The motion passed with a unanimous roll call vote.

**C-3:** CALAFCO Legislative Proposal regarding GC 56133 – Clarify that LAFCO Determines Exemptions to Outside User Agreements (Recommend Support Legislative Proposal)

**Mr. Church** presented the item, recommending approval.

**Chairperson Murray** gave the Commission a brief synopsis of the discussion between the CALAFCO Board, related to this topic.

**Commissioner Ochylski** motioned to approve support of the legislative proposal.

**Commissioner Fonzi** seconded the motion.

AYES: Commissioners Ochylski, Waage, Arnold, Murray, Fonzi, and Compton

NAYS: None

ABSTAINING: None

The motion passed with a unanimous roll call vote.

**Commissioner Comments:** None

**Legal Counsel Comments:** None

**Executive Officer Comments:** None

**Adjournment:** With no further business before the Commission, the meeting adjourned at 11:19 a.m. until the next meeting of the Commission in the Board of Supervisors Chambers at the County Government Center in San Luis Obispo.

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Respectfully submitted,  
Imelda Marquez, LAFCO Commission Clerk