

RESOLUTION No. 2000-24

A Resolution of the City Council of the City of Pismo Beach amending General Plan policies H-9, H-15, H-20 and H-23

WHEREAS, the City of Pismo Beach Housing element documents the City's housing needs and the City's regional share of housing needs for households of all income levels, pursuant to California Government Code Section 65584 and,

WHEREAS, the Housing element identifies unmet needs for housing affordable to very-low, low and moderate income households; and,

WHEREAS, to address the City's affordable housing needs and help achieve its regional housing objectives, Housing element policies H-9, H-15, H-20 and H-23 require the City to require that new development projects, including annexations, include affordable housing units or provide an affordable housing in-lieu fee; and,

WHEREAS, On November 2, 1999, the City Council considered a draft program establishing inclusionary Housing Requirements, Affordable Housing Incentives, and an Affordable Housing Fund and referred review of the draft to the Planning Commission for review and comment; and,

WHEREAS, On January 11 and 15, 2000, the Planning Commission held a duly notice public hearing, considered the draft plan, and forwarded recommendations to the City Council; and,

WHEREAS, On March 21, 2000, the City Council considered the recommendations of the Planning Commission, the written material included in their March 21, 2000 agenda packet, and considered testimony from City staff and members of the public;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Pismo Beach, California as follows:

- 1. General Plan policies H-9, H-15, H-20 and H-23 are hereby amended as shown on Exhibit 1.*
- 2. The General Plan amendments authorized by this resolution are considered a project as defined by the California Environmental Quality Act and insofar as the project implements General Plan policy H-15, an EIR was adopted for the project in 1993 (State Clearinghouse No. 92011030) which notes that land use changes and, consequently, housing and population increases impact the environment indirectly as a result of development actions. These direct impacts are discussed in various sections of the General Plan/Local Coastal Plan EIR and determination of their significance are covered under each subject. This*

*ordinance will not result in any physical change to the environment;
consequently, no further environmental determination is required.*

*UPON THE MOTION of Councilmember Reiss, seconded by Councilmember Henlin,
the foregoing Resolution is hereby passed and adopted this 21st day of March, 2000
by the following roll call vote, to wit:*

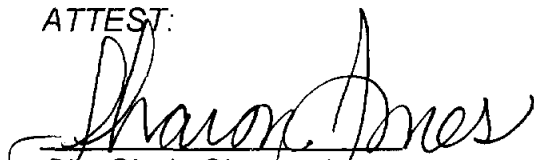
AYES: Councilmembers Reiss, Henlin, Mellow, Natoli and Mayor Brown

NOES: none

ABSENT: none

ABSTAIN: none

ATTEST:


City Clerk, Sharon Jones

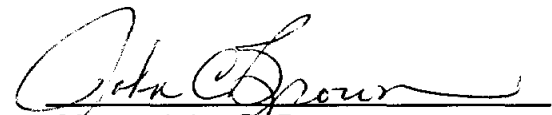

Mayor John C. Brown

Exhibit 1

H-9 Commercial Impact Fee

The City shall require new commercial development (a development project involving primarily non-residential uses, including retail, office, service commercial, visitor serving commercial, hotel, light industrial, and manufacturing uses, as detailed in the Zoning Code) to pay an impact fee as identified in the implementing ordinance. These funds will be used to assist housing for low and very low income households.

H-15 Inclusion of Affordable Housing Within Existing City Limits

The City shall require that all new residential development provide affordable housing as identified in the implementing ordinance.

H-20 Housing Assistance Fund

The City shall investigate all possible sources of funds to develop a housing assistance fund. These funds may be used for support of affordable housing as specified in the implementing ordinance.

H-23 Affordable Housing Development in Annexed Properties

All residential and commercial properties to be annexed shall be subject to the affordable housing criteria and standards of the implementing ordinance.