

**Joint City Council/
Planning Commission Special Meeting**

July 6, 2005

CALL TO ORDER

Mayor Richard Ortiz called the Joint special meeting of the City Council/Planning Commission of the City of Soledad to order at 5:09 p.m.

PLEDGE OF ALLEGIANCE

Councilmember Pat Stephens led the Pledge of Allegiance.

PEACEBUILDERS' PLEDGE

Mayor Ortiz asked all present to join him in reciting the PeaceBuilder's Pledge.

ROLL CALL

Present when the meeting was called to order were:

For the City Council - Councilmembers: Patricia Stephens, Mayor Pro Tem Juan Saavedra and Mayor Richard Ortiz.

Councilmembers Christopher Bourke and Stefanie De La Rosa were excused.

For the Planning Commission - Planning Commissioners: Honorio Della, John Ordunez and Chairman Tom Stewart.

Vice Chair Michael Laroco arrived at 5:15 p.m.

PUBLIC COMMENT

None

INCLUSIONARY HOUSING

Resolution No. 2005-07, "A Resolution of the Planning Commission of the City of Soledad Recommending that the City Council of the City of Soledad Approve and Adopt an Inclusionary Housing Ordinance."

Community Development Director Don Fleming reviewed the staff report. He stated that since July 1, 2004, the Planning Commission, City Council, developers and the public have reviewed six different drafts of the Ordinance. The Planning Commission expressed concerns about the Ordinance and stated that they needed to interact with the City Council on the final draft of the Ordinance one more time. Community Development Director Don Fleming stated that if the Planning Commission approves the resolution, they are recommending that the City Council introduce, waive the first reading and read the Ordinance by title only.

Mayor Pro Tem Saavedra stated that he was concerned about the 45 year limitation. Councilmember Stephens agreed and stated that there has been a lot of publicity lately about Salinas' inclusionary housing ordinance. The length of time the ordinance is in effect is the primary concern, and how it affects inheritance if the owner dies before the conclusion of the limitation.

Mayor Ortiz and Mayor Pro Tem Saavedra urged the Commission to provide some kind of enforcement for the execution of this type of ordinance. Councilmember Stephens felt there needed to be a better definition of which “agency” would be enforcing the ordinance and be accountable for the eligibility screening. Mayor Pro Tem Saavedra stated that the screening should be conducted by a management company and not the City. Community Development Director Don Fleming suggested that the Housing Authority could be our agent. Mayor Pro Tem Saavedra suggested that the developer form the partnership with the management company, not the City with the management company.

Chairman Stewart asked who would be accountable for the eligibility screening. Mayor Pro Tem Saavedra agreed, with Mayor Ortiz responding that possibly the Redevelopment Agency could be responsible. Community Development Director Fleming stated the Redevelopment Agency could only be responsible for the Agency boundaries.

Commissioner Della asked if 17.41.040-B2 referred to a mixed-use development instead of a commercial only development. Community Development Director Don Fleming stated that it could be either a commercial use or possibly commercial/residential.

Mayor Pro Tem Saavedra and Commissioner Della were concerned about the City allowing a 5 year limit on conversions of less than five dwelling units to condominiums for 17.41.040 B4. Chair Stewart asked how amendable this ordinance was, with Community Development Director Don Fleming stating it can be amended. Mayor Ortiz reinforced to the group that this is a start and not written in stone.

Chair Stewart pointed out that he was concerned with someone purchasing an affordable unit, but then a few years down the road when they are in a better financial situation they purchase additional property. Community Development Director Don Fleming reinforced that they would still need to meet the income limits to possess the unit.

Vice Chair Laroco recommended that the Commission set up an annual inspection of the ordinance. All agreed and Councilmember Stephens suggested they set a timeline to review the document/ordinance within a two-year period for the changes. Mayor Ortiz agreed. City Attorney Mike Rodriquez suggested the Planning Commission recommend to the City Council to approve the 1st reading and direct staff to come back with the change.

Commissioner Della stated that on Page 3, 17.41.030 K should be 17.41.210 not 17.41.160.

Vice-Chair Laroco asked how we could guarantee the house and the owner will remain affordable? Mayor Ortiz emphasized staff can look into this in the future. City Manager Noelia Chapa stated that an enforcement issue is separate from adopting the ordinance.

MOTION: Resolution No. 2005-07 was adopted on a motion by Vice Chair Laroco and a second by Commissioner Della by a majority vote.

ADJOURNMENT

There being no other business to come before the City Council and the Planning Commission, Mayor Ortiz adjourned the meeting at 5:52 p.m.

RICHARD V. ORTIZ, Mayor

THOMAS STEWART, Chairman

Approved: July 20, 2005

NOELIA F. CHAPA, City Clerk

DON FLEMING, Secretary