

MONTEREY COUNTY PLANNING COMMISSION

Meeting:	October 27, 2004 at 9:00 a.m.	Agenda Item: 1
Project:	Consider recommending to the Board of Supervisors changes to the Bradley - Parkfield Land Use Advisory Committee Boundary and establishing a new Land Use Advisory Committee in the Jolon/Lockwood/Bryson-Hesperia area of South County; and establish a new procedure for limiting continuances when there is not a quorum for Land Use Advisory Committee Meetings.	
Location:	Countywide	
Plan Area:	Countywide	
Zoning:	N/A	Flagged and Staked: N/A
CEQA Action:	Not a Project pursuant to CEQA	
Date Application Deemed Complete:	N/A	
Department:	Planning and Building Inspection	

RECOMMENDATION: Staff recommends that the Planning Commission:

- 1) Recommend that the Board of Supervisors change the Bradley-Parkfield Land Use Advisory Committee (LUAC) boundary as represented by boundaries shown in Attachment 1; and establish the new Jolon/Lockwood/Bryson-Hesperia Land Use Advisory Committee as represented by boundaries shown Attachment 1.
- 2) Amend the Land Use Advisory Committee procedures limiting continuances of LUAC public meetings to one continuance when there is not a quorum as described below.

OVERVIEW:

LUAC Boundary Changes-Additions On September 8, 2004, the Planning Commission, pursuant to a request from Commissioner Errea, directed staff to prepare recommendations to the Board of Supervisors to increase the size of the Bradley Land Use Advisory to include all area east of Highway 101 in the South County Planning area and to create a new Land Use Advisory Committee in all areas west of Highway 101 in the South County Planning area. Commissioner Errea expressed the need for these changes to address the public concern for community input into increased development activities in the expanded areas. Upon approval of the changes by the Board of Supervisors staff will follow the established LUAC procedures to recruit members.

Continuances for LUAC Public Meetings During the recent past, projects have often been continued at LUAC meetings several times because the LUAC repeatedly did not have a quorum to review the project. This circumstance delays the project application process, is inconvenient for the applicant and their representatives, and creates more staff work. Staff is therefore recommending that the LUAC procedures be amended to allow only one continuance on an item if there is no quorum and that if there is no quorum after the first continuance that the item be referred to the decision-makers advising that no recommendation was made by the LUAC consistent with the following added text (**underlined**):

LUAC Interim Procedures

8. Committee Duties

f. No matter may be continued more than two times. If the LUAC is unable to make comments or recommendations based on information provided in the project application, it may ask staff for more information as described above and continue the item. If after the second continued hearing the LUAC is still unable to make a recommendation, its report shall state why it was unable to come to a conclusion and explain why this is the case. No matter shall be continued more than one time because the LUAC does not have a quorum. If under this circumstance the continued item is subject to a second meeting without a quorum then the project shall be referred to the decision-maker(s) with “No Recommendation.”

OTHER AGENCY INVOLVEMENT: None Required

Prepared by: _____
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Cc: Planning Commission (10); County Counsel; Environmental Health Division; Public Works Department; Parks Department, Monterey County Water Resources Agency; Scott Hennessy; Alana Knaster; Dale Ellis

Attachments: Attachment 1 – Revised and New South County Land Use Advisory Committee Boundaries

1.