

MONTEREY COUNTY PLANNING COMMISSION

Meeting: February 14, 2007;	Agenda Item No.:
Project Description: Consider Revisions to Procedures for the Land Use Advisory Committees (LUACs)	
Project Location: Countywide	APN: Countywide
Planning Number: PD061173	Name: Monterey County, Planning Department
Plan Area(s): Big Sur, Cahcagua, Carmel Area, Carmel Valley, Central Salinas Valley, Del Monte Forest, Greater Monterey Peninsula, Greater Salinas, North County Coastal, North County Non-Coastal, South County, Toro.	Flagged and staked: N/A
Zoning Designation: Countywide	
CEQA Action: N/A	
Department: Resource Management Agency, Planning Department	

RECOMMENDATION: Staff recommends that the Planning Commission continue this item to March 14, 2007.

SUMMARY: The Board of Supervisors adopted Interim LUAC Procedures in June 2004 that were to serve for up to two years pending staffing levels in the Planning Department. On June 14, 2006, staff presented a report on the status of interim procedures for LUACs and noted that staffing levels have not improved since the interim guidelines were adopted. The Commission set a meeting with LUAC members July 12, 2006 where the main issues included difference of interpretation (LUAC vs staff), staff time, and process timing. This matter was to return the first meeting in September, but processing the 2006 General Plan took precedence. During this time, a taskforce established to address issues raised in the 2006 Grand Jury Report has been discussing the permit process, which includes LUAC review.

Staff has begun addressing the LUAC Guidelines, but request time to see what may happen with the General Plan implementation before proceeding too far. Staff anticipates having a better idea of this direction (at least through the June 2007 election) by the March 14th Planning Commission meeting.

OTHER AGENCY INVOLVEMENT: LUACs, Permit Taskforce

*Mike Novo, Interim Director
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Prepared by:

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Dated: February 1, 2007

cc: Planning Commission; County Counsel; Environmental Health, Water Resource Agency, Public Works, Redevelopment/Housing, Parks, Ag Commissioner, Fire Protection Association, Alana Knaster; Planning Director (M Novo); Project Planner (C Holm); LUACs, Permit Taskforce, Michele Friedrich, Carol Allen; File (PD061173).