

MONTEREY COUNTY PLANNING COMMISSION

MEETING: July 18, 2007		AGENDA NO: 1
SUBJECT: Special Session regarding the 2006 General Plan: <div><div>a. Appoint an ad hoc subcommittee to work with staff to develop recommendations on amendments to the 2006 General Plan;</div><div>b. Provide direction on a process for the deliberations of the subcommittee; and</div><div>c. Receive subject matter parameters from the Board of Supervisors for amending the 2006 General Plan.</div></div>		
Project Location:	County-wide	APN: County-wide
Planning Number:	PLN050045	Name: County of Monterey
Plan Areas:	Cachagua, Carmel Valley, Central Salinas Valley, Fort Ord, Greater Monterey Peninsula, Greater Salinas, North County-Inland, South County, Toro	Flagged and Staked: N/A
Zoning Designation:	All	
CEQA Action:	Environmental Impact Report	
DEPARTMENT:	Resource Management Agency – Planning Department	

RECOMMENDATION:

It is recommended that the Planning Commission:

- a. Appoint an ad hoc subcommittee to work with staff to develop recommendations on amendments to the 2006 General Plan;
- b. Provide direction on a process for the deliberations of the subcommittee; and
- c. Receive subject matter parameters from the Board of Supervisors for amending the 2006 General Plan.

SUMMARY:

On July 10, 2007, the Board of Supervisors certified the June 5, 007 special election. In considering that status of the General Plan, the Board indicated that the County would operate under the 1982 General Plan on an interim basis and would use the 2006 General Plan as a template for proposing possible amendments. The Board also recommended that the Planning Commission appoint an ad hoc subcommittee consisting of one commissioner from each Supervisorial District to work with staff to develop recommendations on proposed amendments. County Counsel has opined that this type of committee would not be subject to the Brown Act.

DISCUSSION:

On July 10, 2007, the Board of Supervisors outlined a collaborative process for amending the 2006 General Plan to account for diverse community interests throughout the County. The Board directed staff to return with recommendations on policy issues and a process timeline in keeping with this directive to guide the content and process for amending the General Plan.

On Tuesday, July 17, 2007, the Board is scheduled to hold a special meeting to consider options with respect to:

- a) Parameters for amending the 2006 General Plan that could be provided to the Planning Commission subcommittee; and
- b) Process and timeline outlining the steps, including environmental review.

A copy of that staff report is attached for your information (**Exhibit A**).

The Board will be considering the staff recommendations regarding issue parameters and a timeline. The Board also invited the public to provide its comments on subject matter parameters that the Board could consider in developing parameters for the ad hoc committee. Staff will make an oral report to the Planning Commission based upon the direction provided by the Board on July 18.

OTHER AGENCY INVOLVEMENT: This report was coordinated with County Counsel.

Prepared by:



Carl P. Holm, AICP, Acting Planning Manager
(831) 755-5103, holmcp@co.monterey.ca.us

cc Planning Commission Members (10); County Counsel; Fire Protection Association; Public Works Department; Redevelopment/Housing, Environmental Health Division; Water Resources Agency; Alana Knaster (RMA); Mike Novo (Planning); Carl Holm (Planning); Carol Allen.

Attachments:

Exhibit A Board Report, 7/17/2007

EXHIBIT A

MONTEREY COUNTY BOARD OF SUPERVISORS

MEETING: July 17, 2007		AGENDA NO:
SUBJECT: Special Session regarding the 2006 General Plan <ul style="list-style-type: none">d. Provide direction on a process for amending the 2006 General Plan; ande. Receive subject matter parameters for amending the 2006 General Plan		
Project Location:	County-wide	APN: County-wide
Planning Number:	N/A	Name: Monterey County
Plan Area:	County-wide	Flagged and N/A Staked:
Zoning Designation:	N/A	
CEQA Action:	N/A	
DEPARTMENT:	Resource Management Agency – Planning Department	

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Provide direction on a process for amending the 2006 General Plan; and
- b. Receive subject matter parameters for amending the 2006 General Plan

SUMMARY:

On July 10, 2007, the Board of Supervisors considered next steps for the General Plan. The Board indicated that the County would operate under the 1982 General Plan on an interim basis, and would use the 2006 General Plan as a template for proposing possible amendments. The Board also recommended that the Planning Commission appoint an ad hoc subcommittee consisting of one commissioner from each Supervisorial District to work with staff to develop recommendations on proposed amendments.

The Board set a special meeting for July 17, 2007 and directed staff to return with a report to the Board that would include recommendations on options for the Board to consider with respect to:
a) subject matter parameters that could be provided to the Planning Commission subcommittee; and
b) a process timeline outlining the steps in the process beginning with the appointment of a subcommittee, through final Board consideration, including completion of environmental review.

DISCUSSION:

At its July 10, 2007 meeting, the Board outlined a collaborative process for amending the General Plan to account for diverse community interests throughout the County. The Board directed staff to return with recommendations on policy issues and a process timeline in keeping with this directive to guide the content and process for amending the General Plan. The Board also invited the public to provide its comments on subject matter parameters that the Board could consider in developing parameters for the Planning Commission.

Staff has reviewed the 2006 General Plan including written and oral comments submitted during the 2006 General Plan process. Staff has also reviewed the commentary developed throughout

the public debate associated with the initiative and referendum campaigns. Based upon this analysis, staff recommends that the Board consider the following General Plan policies as the basis for setting subject matter parameters to guide the deliberations of the Planning Commission subcommittee:

- Community Areas
- Rural Center
- Study Areas
- Subdivisions Outside Community Areas and Rural Centers
- Traffic/Level of Service
- Water Supply
- Terms for Affordable Housing

The Board also directed staff to provide a process timeline taking into consideration a reasonable timeframe for the Planning Commission Subcommittee to complete its work, report back to the Planning Commission, and allow subsequent Board review of the proposed amendments, preparation of appropriate EIR revisions, public review and final public hearings by the Planning Commission and Board.

The draft Timeline is included as **Attachment A** to the report.

FINANCING:

Funding for staff time can be absorbed in the FY07-08 Adopted Budget. Future costs for additional environmental review utilizing outside consultants would be proportional to the magnitude of amendments to the 2006 General Plan.

OTHER AGENCY INVOLVEMENT: This report was coordinated with County Counsel's and the CAO's Offices

Prepared by:

Alana Knaster,
Deputy Director
RMA

Attachments: Exhibit "A" General Plan Amendment Process Timeline

ATTACHMENT A
2006 GP AMENDMENT PROCESS TIMELINE

DRAFT

TASK	PC Subcommittee
Certify Election	7/10/07
Process/Timeline/Parameter	7/17/07
PC Committee Selection	7/18/07
Retain CEQA Consultant	7/31/07
Review of Issues (Assumes special meetings)	7/23/07 – 8/31/07 (6 weeks)
PC Review of Committee Issues	9/12/07
Board Review of Issues	9/18/07
Consultation (90 days)	9/12/07 – 12/8/07
CEQA Consultant review and analysis (complete DEIR 30 days following Board certification of issues)	7/23/07 – 10/19/07
Draft Supplemental/Subsequent EIR (60-day Review Period)	10/19/07 - 12/21/07
Draft Response to comments (6 weeks)	12/21/07 – 2/1/08
Final Supplemental/Subsequent EIR (14-day Review Period)	2/1/08 – 2/15/08
Final Planning Commission Hearing	2/13/08
Final Board Hearing	3/18/08

Notes:

CEQA timeline depends on number and complexity of issues/comments