

Since the Land Use
Advisory Committees
(PD090198) was not
heard at the August 26,
2009 hearing, attached
is the staff report from
the aforementioned
date.

MONTEREY COUNTY PLANNING COMMISSION

Meeting: August 26, 2009 Time: 1:30 PM		Agenda Item No.: 6
Project Description: Consider changes of Land Use Advisory Committees including:		
<ol style="list-style-type: none"> 1) Adjust terms of all LUAC members so that they conclude on June 30 of alternating years. 2) Reappoint 28 LUAC members for two more years. 3) Change appointment of Darlene Berry from Carmel Valley LUAC to Greater Monterey Peninsula LUAC. 4) Acknowledge two vacancies due to change of residence. 5) Review and provide direction on boundary changes and/or reorganization of Land Use Advisory Committees. 		
Project Location: Countywide		APN: N/A
Planning File Number: PD090198		Name: RMA- Planning Department
Plan Area: All		Flagged and staked: N/A
Zoning Designation: : N/A		
CEQA Action: N/A		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Planning Commission consider the following:

- 1) Adjust terms of all LUAC members so that they conclude on June 30 of alternating years.
- 2) Reappoint 28 LUAC members for two more years (**Exhibit C**).
- 3) Change appointment of Darlene Berry from Carmel Valley LUAC to Greater Monterey Peninsula LUAC.
- 4) Acknowledge two vacancies due to change of residence.
- 5) Review and provide direction on boundary changes and/or reorganization of Land Use Advisory Committees.

PROJECT OVERVIEW: On July 8, the Commission accepted the resignations of nine Land Use Advisory Committee (LUAC) members and requested additional information regarding reappointments (**Exhibit A**). Staff adjusted appointment dates in order to consolidate when appointments, reappointments, and resignations are considered. The changes did not shorten any terms that had been approved by the Commission, but the set time reduces the staff resources necessary to constantly be addressing membership matters. The Commission action to appoint identified specific terms for individuals, so staff requests that the Commission confirm adjusting terms to the June 30 date.

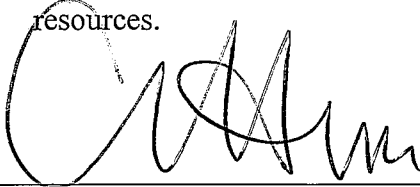
LUAC procedures require a minimum of five members, which means there must be three members present to have a quorum. In prior reports, staff has noted that some LUACs have not held the minimum membership or have been regularly unable to obtain a quorum to meet. Staff is required to send out cancellation notices when a LUAC is unable to meet on a regularly schedule day.

The membership problem fro some areas could be related changes in the LUAC Procedures that changed the type of projects that are sent to a LUAC for review. This could be addressed in part with an interpretation of the LUAC Procedures allowing a LUAC to have three members and be able to meet provided all three members attend. If all three attended, this would be similar to a quorum for a LUAC with the minimum five members.

The draft 2007 General Plan impacts citizen review through creation of Community Plans that include Citizen Advisory Committees (CAC) separate from the LUAC. Development within the Community area would be reviewed by the CAC and not the LUAC. In addition, the draft General Plan includes limitation to one single family home on a lot of record for all of the North County Area Plan and parts of greater Salinas and Toro Area Plans. This would reduce the number of projects subject to LUAC review.

Some options for the Planning Commission to consider include:

- 1) Continue as is and continue to recruit for LUAC members.
- 2) Disband one or more LUAC that has not been able to establish the minimum membership.
- 3) Reorganize LUACs or adjust boundaries for better attendance and/or more efficient use of resources.



Carl P. Holm, AICP, Assistant Planning Director
(831) 755-5103 or holmcp@co.monterey.ca.us
August 17, 2009

cc: Front Counter Copy; Planning Commission; LUAC Chairpersons and members with email contact on file (email only), County Counsel, Planning Department; Public Works; Water Resources Agency; Environmental Health; Parks Department/HRRB (Clovis); Redevelopment and Housing Office/HAC (Noel); Agricultural Commissioner/AAC (Roach); Carl Holm; Project File PD090198.

Attachments:

Exhibit A Committee Appointment Summary
Exhibit B Members with Term Ending June 2009
Exhibit C Reappointments
Exhibit D Relocation
Exhibit E List of LUACs
Correspondence

EXHIBIT A
Appointment Summary

BIG SUR LUAC

NAME	NEW EXPIRY DATE	CURRENT Term	ORIGINAL Appointment (Year)	STATUS
**Barbara Woyt	VACANT	1/30/10		moved
Barbara Layne	6-30-2010	5/25/08	Prior to 2002	Reappointed 2005
*Mary Trotter	6-30-2010	5/25/08	Prior to 2002	Reappointed 2005
Steve Beck	6-30-2009	2/14/09	Prior to 2002	Reappointed 2007
Ned Callihan	6-30-2009	7/25/09	Appointed Aug 2004	Reappointed 2007
Stephen Schindler	VACANT	7/11/09		Moved away 2008
Dan Priano	6-30-2009	8/8/09	Appointed Aug 2004	Reappointed 2007

CACHAGUA LUAC

Name	NEW EXPIRY DATES	CURRENT Term Expiration	ORIGINAL Appointment (Year)	STATUS
VACANT				
		8/9/09	Appointed in 2003	Reappoint 2006 no reply - accepted as resignation
Shavaun Wolte-Mattingly	6-30-2009			
		6/28/09	Prior to 1996	Reappoint 2006 no reply - accepted as resignation 7/8/09
Eddie Curry	6-30-2009			
**Louise Bishop	VACANT	1/26/08		Reappoint 2005
		5/30/09	Appointed in 2007	no reply - accepted as resignation 7/8/09
Lindsey Friday	6-30-2009			

EXHIBIT A
Appointment Summary

CARMEL UNINCORPORATED/CARMEL HIGHLANDS LUAC				
Name	NEW EXPIRY DATES	CURRENT Term Expiration	ORIGINAL Appointment (Year)	STATUS
*Peter Davis	6-30-2009	8/30/09	Prior to 2002	Reappoint 2006
**Barbara Rainer	6-30-2009	9/12/09	Prior to 2002	Reappointed 2007
Donald F.L. Wald	6-30-2009	4/12/09	Prior to 2002	Reappoint 2006
Said 'Jack' Meheen	6-30-2010	5/11/08	Prior to 2002	Reappoint 2005
Al Weber	6-30-2010	2/23/08	Resigned 2002; then reapplied same year	Reappoint 2005
Darlene Berry	6-30-2010	1/10/10		Reappointed 2007 <i>should be on GMP LUAC</i>
Michael Hirst	6-30-2010		Appointed 2008	NEW MEMBER
CARMEL VALLEY LUAC				
NAME	NEW EXPIRY DATE	CURRENT Term	ORIGINAL Appointment (Year)	STATUS
**John Anzini	6-30-2010	2/23/08	Prior to 2002	Reappoint 2005
*Janet Brennan (E)	6-30-2009	12/20/09	Prior to 2002	Reappoint 2006
Judy MacClelland	6-30-2010	3/30/08	Appointed 2005	Reappoint 2005
Neil Agron	6-30-2009	8/8/09	Appointed 2007	
Charles Franklin	6-30-2010	10/10/09	Appointed 2007	
Douglas Pease	6-30-2009		Appointed late 2007	
Dave Burbidge	6-30-2009		Appointed late 2007	

EXHIBIT A
Appointment Summary

CHUALAR CANYON NEIGHBORHOOD DESIGN REVIEW COMMITTEE				
NAME	NEW EXPIRY DATE	CURRENT Term	ORIGINAL Appointment (Year)	STATUS
**Yvonne Beadell	6-30-2010	1/26/08	Prior to 2002	Reappointed 2005
Barbara DeRoza	VACANT	5/14/08		Reappointed 2005
Ginny Brown	6-30-2009	5/14/08 (05 reappt)	Prior to 2002	Reappointed 2005
*Tim Scarpa	VACANT	11/18/07		Reappointed 2004
Tim Horwath	VACANT	5/11/08		Reappointed 2005
Richard Stewart	6-30-2009	8/29/09	Appointed 2004	Reappointed 2007 No reply - accepted as resignation 7/8/09
DEL MONTE FOREST LUAC				
NAME	NEW EXPIRY DATE	CURRENT Term	ORIGINAL Appointment (Year)	STATUS
*Paul R DeLay	6-30-2009 NOW VACANT	5/30/09	Prior to 2002	Reappointed 2007 Accepted Resignation 7/8/09
Rod L Dewar	6-30-2010	5/11/08	Prior to 2002	Reappointed 2005
Ted Hunter	VACANT	3/30/08		Reappointed 2005
William Conners	6-30-2010	1/30/10	Prior to 2002	Reappointed 2007
**Lloyd Townley	VACANT	3/30/08		Reappointed 2005
Sandy Getreu	6-30-2009	12/20/09	Appointed 2007	
Kimberly Caneer	6-30-2009	10/10/09	Appointed 2007	
Sandra Verbanec			Appointed 2008	
Lori Lietzke			Appointed 2008	
June Duran Stock			Appointed late 2008	

EXHIBIT A
Appointment Summary

GREATER MONTEREY PENINSULA LUAC				
NAME	NEW EXPIRY DATE	CURRENT Term	ORIGINAL Appointment (Year)	STATUS
Ron DeHoff	6-30-2010	1/13/2010	Appointed 2008	
**Alan Church	6-30-2010	4/27/08	Appointed 2002	Reappointed 2005
*Ms Philomene Smith	6-30-2010	2/23/08	Appointed 2002	Reappointed 2005
Joy Jacobs	6-30-2009	5/25/08	Appointed 2002	Reappointed 2005
Lawrence Reiersen	6-30-2009	8/30/09	Appointed 2006	
NORTH COUNTY- COASTAL LUAC				
NAME	NEW EXPIRY DATE	CURRENT Term	ORIGINAL Appointment (Year)	STATUS
*Joy Rosales		5/25/08	Prior to 2002	Reappointed 2005
**David Evans	6-30-2010	8/8/09	Appointed 2004	Reappointed 2007
Edward Centeno	6-30-2010	9/13/09	Appointed 2006	
Gregory Burch	6-30-2009	3/14/09	Appointed 2007	
Kenneth Walker	6-30-2009	4/11/09	Appointed 2007	
Edward (Peter) Nowak	6-30-2009	4/11/09	Appointed 2007	

EXHIBIT A
Appointment Summary

NORTH COUNTY NON-COASTAL LUAC				
NAME	NEW EXPIRY DATE	CURRENT Term	ORIGINAL Appointment (Year)	STATUS
DL Grier	6-30-2010	1/26/08	Prior to 2002	Reappointed 2005
Elaine Whisenand	VACANT	6/12/08	Prior to 2002	Reappointed 2005
*Emily Tafoya	6-30-2010	1/26/08	Prior to 2002	Reappointed 2005
**Michael Dodd	6-30-2010	5/11/08	Prior to 2002	Reappointed 2005
***Lawrence Cardon	6-30-2009	8/31/08	Appointed 2005	
John Robinett	6-30-2009	1/30/10	Appointed 2007	
Madeleine Clark	6-30-2009 NOW VACANT	1/30/10	Appointed 2007	Accepted Resignation 7/8/09
Steve Snodgrass	6-30-2009	5/30/09	Appointed 2007	
Shandell Brunk	6-30-2010		Appointed 2008	
SOUTH COAST LUAC				
NAME	NEW EXPIRY DATE	CURRENT Term	ORIGINAL Appointment (Year)	STATUS
Kathleen Woods Novoa	6-30-2010	5/11/08	Appointed 2005	
Ken L Harlan	6-30-2010	6/11/06	Prior to 2002	Reappointed 2003
**Harry Harris	6-30-2010	5/11/08	Prior to 2002	Reappointed 2005
*Jerry Provost	6-30-2009	3/9/08	Prior to 2002	Reappointed 2005
Robert Willet	6-30-2009	2/24/08	Prior to 2002	Reappointed 2005 Accepted Resignation 7/8/09

EXHIBIT A
Appointment Summary

SOUTH COUNTY LUAC				
NAME	NEW EXPIRY DATE	CURRENT Term	ORIGINAL Appointment (Year)	STATUS
**Bill Bartosh	6-30-2009	4/12/09	Prior to 2000	Reappointed 2006
Michael Orradre	VACANT	4/27/08		Reappointed 2005
*George Work	VACANT	4/27/08		Reappointed 2005
Pierre Camsuzou	6-30-2009	6/14/09	Prior to 2000	Reappointed 2006 Accepted Resignation 7/8/09
Debbie Roberson	6-30-2009	6/27/09	Appointed 2007	
Edward C. Buntz	6-30-2010		Appointed 2008	
Milton "Butch" Heinsen	6-30-2010		Appointed 2008	
Kathryn Bannister	6-30-2010		Appointed 2008	
SPRECKELS NEIGHBORHOOD DESIGN REVIEW COMMITTEE				
NAME	NEW EXPIRY DATE	CURRENT Term	ORIGINAL Appointment (Year)	STATUS
VACANT				
VACANT				
**Scott Henningsen	6-30-2009	8/10/08	Appointed 2005	
Lochlan McVicar	6-30-2010	8/11/07	Appointed 2004	
*James Riley	6-30-2010	1/13/08	Appointed 1995	Reappointed 2005

EXHIBIT A
Appointment Summary

TORO LAND USE ADVISORY COMMITTEE				
NAME	NEW EXPIRY DATE	CURRENT Term	ORIGINAL Appointment (Year)	STATUS
*Richard L. Hughett	6-30-2010	4/26/09	Prior to 1997	Reappointed 2006 Moved out of LUAC area
**Mike Weaver	6-30-2009	3/14/09)	Appointed 2004	Reappointed 2007
Richard Marvin	6-30-2009	9/12/09	Appointed 2004	Reappointed 2007 Accepted Resignation 7/8/09
Michael Mueller	6-30-2009	3/28/09	Appointed 2004	Reappointed 2007
Ronald Vandergrift	6-30-2009	3/14/09	Appointed 2004	Reappointed 2007
Bonnie Baker	6-30-2010	4/25/09	Appointed 2004	Reappointed 2007
Kerry Varney	6-30-2010	8/31/08	Appointed 2005	
Steve Passagno	VACANT	10/25/09	Appointed 2006	
Mark Kennedy	6-30-2010	7/25/09	Appointed 2007	

EXHIBIT B
2009 List of LUAC Members with TERMS EXPIRING June 30th

		RENEW		
BIG SUR	Steve Beck	Y		
	Ned Callihan	Y		
	Dan Priano	Y		
CACHAGUA	Edie Curry			missing reply
	Lindsey Friday			missing reply
	Shavaun Mattingly			missing reply
CRML H.LNDS	Peter Davis	Y		
	Donald Wald	Y		
	Barbara Ranier	Y		
CRML VLY	Neil Agron	Y		
	Douglas Pease	Y		
	Janet Brennan	Y		
	David Burbidge	Y		
CHLR CYN NDRC	Ginny Brown	Y		
	Richard Stewart			missing reply
DMF	Kimberly Caneer	Y		
	Paul Delay		N	not continuing
	Sandy Getreau	Y		
GMP	Lawrence Reierison	Y		
	Joy Jacobs	Y		
NO CNTY CSTL	Edward Peter Nowak	Y		
	Kenneth Walker	Y		
	Gregory Burch	Y		
NO CNTY NON-CSTL	Lawrence Cardon	Y		
	Madeleine Clark		N	not continuing
	Steve Snodgrass	Y		
	John Robinette	Y		

EXHIBIT B
2009 List of LUAC Members with TERMS EXPIRING June 30th

SO COAST	Jerry Provost	Y		
	Robert Willet		N	not continuing
SO CNTY	Pierre Camsuzou		N	not continuing
	William "Bart" Bartosh	Y		
	Debbie Roberson	Y		
SPRKLS NDRC	Scott Henningsen	Y		
TORO	Richard Marvin		N	not continuing
	Michael Mueller	Y		
	Ronald Vandergrift	Y		
	Mike Weaver	Y		

**EXHIBIT C
REAPPOINTMENTS**

The following have terms expiring and have indicated their requests for their respective terms to be extended for two more years as noted below:

<p><u>Big Sur</u> Steve Beck Ned Callihan Dan Priano</p>	<p><u>North County Coastal</u> Edward Peter Nowak Kenneth Walker Gregory Burch</p>
<p><u>Carmel Highlands</u> Peter Davis Barbara Ranier Donald Wald</p>	<p><u>North County Non-coastal</u> Lawrence Cardon Steve Snodgrass John Robinette</p>
<p><u>Carmel Valley</u> Neil Agron Douglas Pease Janet Brennan David Burbidge</p>	<p><u>South Coast</u> Jerry Provost</p>
<p><u>Chualar Canyon</u> Ginny Brown</p>	<p><u>South County</u> William "Bart" Bartosh Debbie Roberson</p>
<p><u>Del Monte Forest</u> Kimberly Caneer Sandy Getreau</p>	<p><u>Spreckels</u> Scott Henningsen</p>
<p><u>Greater Monterey Peninsula</u> Lawrence Reiersen Joy Jacobs</p>	<p><u>Toro</u> Michael Mueller Ronald Vandergrift Mike Weaver</p>

**EXHIBIT D
RELOCATION**

Members who have changed residence and moved outside LUAC boundary resulting in vacating the positions on each Committee as noted below:

Big Sur

Barbara Woyt – effective date June 30, 2009

(Has continued to reside within the Big Sur Land Use Plan area but now in South Coast boundary rather than in Big Sur boundary and residence location continues to be temporary per the individual.)

Toro

Rich Hughett – effective date February 1, 2009

(A permanent move to a new home outside the Toro boundary per the individual.)

Carmel Area

Darlene Berry – effective date August 10, 2009

Due to a mapping error, Ms. Berry was appointed to the Carmel/Highlands LUAC. However, a corrected map shows that Ms. Berry actually is located within the Greater Monterey Peninsula LUAC boundary. Ms Berry has agreed to transfer to the GMP LUAC from Carmel Highlands if approved by the Planning Commission.

EXHIBIT E
List of LUACs

PLANNING AREA	AREA PLAN	LUAC
Big Sur	Big Sur Land Use Plan	South Coast LUAC
		Big Sur LUAC
Cachagua	Cachagua Area Plan	Cachagua LUAC
Carmel	Carmel Area Land Use Plan	Carmel Unincorporated /Highlands LUAC
Carmel Valley	Carmel Valley Master Plan	Carmel Valley LUAC
Central Salinas Valley	Central Salinas Valley Area Plan	Chualar Neighborhood Design Review Committee
	Chualar Community Plan	
Coast	NONE	N/A
Del Monte Forest	Del Monte Forest Land Use Plan	Del Monte Forest LUAC
Fort Ord	Fort Ord Master Plan	N/A
Greater Monterey Peninsula	Greater Monterey Peninsula Area Plan	Greater Monterey Peninsula LUAC
Greater Salinas	Greater Salinas Area Plan	Spreckels Neighborhood Design Review Committee
	Boronda Community Plan	
North County, Coastal	North County Land Use Plan	North County – Coastal LUAC
	Moss Landing Community Plan	
North County, Inland	North County Area Plan	North County – Non-Coastal LUAC
	Castroville Community Plan	Castroville Citizen Advisory Committee
	Pajaro Community Plan	
South County	South County Area Plan	South County LUAC
Toro	Toro Area Plan	Toro LUAC
Ag Lands	All	Agricultural Advisory Committee
AWCP	AWCP	Toro LUAC if Project meets criteria listed in Exhibit A
		Agricultural Advisory Committee

Novo, Mike x5192

From: Jan Mitchell [janmitchell77@hughes.net]
Sent: Tuesday, August 11, 2009 8:42 PM
To: Novo, Mike x5192
Subject: LAND USE ADVISORY COMM - PD090198 - WEDS, 8/12/2009

Mike:

Due to a conflict in my schedule for Wednesday, August 12, 2009, I cannot be available to formally testify regarding the P/C review of changes being considered for our North County Land Use Advisory Committees (LUACs), including adjustment of members' terms, reappointment of members, acknowledgement of vacancies, and boundary and organizational changes to several LUACs, and Neighborhood Design Committees. My apologies.

Subsequently, our members have requested that I submit an e-mail request to you to share the following comments with EACH of the Commissioners:

Our Prunedale Preservation Alliance members wish to encourage the Commission NOT to combine the North County Inland LUAC together with

the North County Coastal LUAC for economic or other reasons. This would be counter productive, and akin to attempting to combine apples with oranges.

Clearly these two are NOT related in that their policies are NOT remotely similar. In addition, the Coastal LUAC is involved with the Coastal Commission and the

Inland LUAC is not. As we recall (and our records also indicate), some years ago when this suggestion was first proposed, it also met with considerable

OBJECTION from BOTH LUAC panels. These appointees are volunteers who give generously of their time and effort to help insure our better quality

neighborhoods and communities. It is NOT necessary to make their volunteer efforts much more complicated and confusing. Furthermore, it will not encourage

future volunteers when seats become available.

Thank you Mike, and the Commissioners, in advance, for electing to continue to allow both north county LUACs to continue TO FUNCTION INDEPENDENTLY. It goes without saying, "If it works...why fix it?"

Happy trails,
Jan Mitchell, Representative
PRUNEDALE PRESERVATION ALLIANCE (PPA)

Mike Novo
Monterey County Planning Director

Dear Mike-

At the direction of the CVLUAC on July 6, 2009, I was asked to convey to the Planning Commission our support for combining the Cachagua and Carmel Valley LUAC if the Cachagua LUAC cannot be reconstituted. While we think this will entail more work for our LUAC, we think that the land uses in the two areas are interconnected and would benefit from the review of a single LUAC. Please convey this message to the Planning Committee. Thank you.

Sincerely,

Janet Brennan, Chair, CVLUAC

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