

DRAFT
Minutes

GENERAL PLAN UPDATE – REFINEMENT GROUP

Thursday, August 12, 2004, 12:00 to 5:00 PM
at the Monterey County Association of Realtors' offices
201-A Calle Del Oaks, Del Rey Oaks

Those present: Rick Smith, Christinie Kemp, Chris Steinbruner, Christopher Bunn Jr., Mike Caplin, Kurt Gollnick, Alfred Diaz-Infante, Gwen Miller, Tom Rowley, Nancy Isakson, Tom Carvey, Brian Finegan, Luann Meador, Sherri Damon

Visitors: Rosie Hernández, Nancy McKlintock

- I) Public Comment Period (Public Comment for issues not on the agenda)
Public comment: none
- II) Approval of agenda for August 12, 2004
Public comment: none
Tom Rowley asked at what point the RG meetings could be held bi-weekly rather than weekly.
Nancy Isakson suggested that we discuss the Economic report. Added under VII c (3)
Reports from Subcommittees will be the first order of business, then Housing Element, then Administration Element, then Cover Letter, then Coastal Element
- III) Approval of minutes from August 5, 2004
Public comment: none
Approved as e-mailed m/s/c
- IV) Housing Element
Public comment: none
Alfred Diaz-Infante distributed 3 handouts from the subcommittee consisting of Alfred, Will Silva, John Narigi and Gwen Miller.
1. Goals and Policies: Goal H-1
 2. Goal LU-9.1
 3. Revised LU-10.1 from early RG work
- Goal H-1: strike "in" and added within and adjacent to m/s/c to approve As per subcommittee recommendation.
H-1.1: add promote the development of. As per subcommittee recommendation.
H-1.2: strike ~~and historic structures~~ add is not lost. As per subcommittee recommendation.
H-1.3: As per subcommittee recommendation.
H-1.4: strike in its entirety as per subcommittee recommendation. Discussion of inserting a comment as to why this section was deleted. The subcommittee will work on an appropriate comment. As written in GPU3, the policy would give a basis for opposing affordable housing within an existing community. Design prohibitions could result.
H-1.5: add "where feasible." Delete the text box. Christopher Bunn Jr. suggested retaining the language "the County shall." Suggested language: "The County shall

promote energy efficiency through the use of energy conservation measures, where feasible, in all new and existing housing units.” m/s/c

Goal H-2: strike “regional” and “close.” Where there is no access to regional water or sewer, there are ways to deal with this without having to hook up to regional infrastructure.

H-2.1: Strikeouts are from the subcommittee. Strike “major” in the title because this should relate to the entire county. The regions might relate to the various area plans. Discussion of 3 main employment centers in the County: Salinas, Monterey, South County. Discussion about deleting all of H-2 and underlying policies. M/s/c to delete H-2. Include note that RG LU-4 covers this area. Encouraging housing near jobs is good, but demanding that housing be built *only* near jobs could discourage the creation of jobs in some areas of the County.

Discussion about including H-2.1. Change to: “The county will encourage housing production to support the job based housing demand throughout the county.” Leave Goal H-2 as per subcommittee recommendation. Strike the box. Change title of H-2 to “Jobs/Housing ~~Balance and Infrastructure~~ Demand.” Title of 2.1: “Job-based Housing Demand”

H-2.2 strike “phased” and “jobs”. Move to strike 2.2. Leave comment saying that this area is covered under other Land Use policies.

Goal H-3: New Housing within Community Areas and Affordable Housing Overlays. Subcommittee struck “incorporate” and added “encourage.”

H-3.1: Add the wording “urban density urban growth.”

To read:

The County shall place a high priority on planning for urban density residential growth in Community Areas.

The remainder as per subcommittee recommendation.

Compare with LU-3.6. Where community plans are discussed in LU, it should read “community plan and/or specific plan.” Include in Definitions: “a community plan also includes a specific plan.” m/s/c

H-3.2: Community Plan to Improve Existing Residential Areas: Discussion of whether this policy was intended to (1) address the housing needs of a particular community when building new housing, or (2) require the new housing to address existing needs (infrastructure, overcrowding, etc).

Suggested title: Community Plans for Existing Residential Areas.

Community Plans shall consider the needs of the whole community. Community plans should include measures to address the needs of existing and future housing.

H-3.3: New Housing within Community Areas: As per subcommittee recommendation. Delete the text box.

H-3.4: Community Areas Development Standards. Approved as per subcommittee recommendation.

H-3.5: Public Participation: As per subcommittee recommendation.

H-3.6: ~~Proactive~~ Promotion: As per subcommittee recommendation.

H-3.7: Monitoring of Community Plans: leave as is in GPU3. Suggestion to add “urban-density development.” M/s/c to strike 2nd sentence.

H-3.8: Affordable Housing Overlay: Insert LU-10.1 in place of this policy. Suggestion to use the language from the beginning of LU-10.1, saying that the county shall place a high priority on the development of affordable housing.

Goal H-4: Housing Affordability and Diversity. As per subcommittee recommendation. Motion to add the modifiers “substantial” or “major” to “residential development.” Motion failed.

H-4.1: Housing Variety: discussion over last sentence and specifying housing for specific income types. Discussion about whether this should apply to single family residences.

Discussion about special needs households, such as, housing for seniors, disable households, homeless, farm workers “and other low-income households.”

H-4.2: Diversification and Affordability within New Community Areas. Add, “within new Community Areas, to the first sentence. Discussion of the definition of Community Areas. Comparison of 4.2 to 4.3. They both deal with Community Areas. 4.2 covers *new* CA’s, while 4.3 covers *existing* CA’s.

Work on the Housing Element ended at this point. Next week’s work with start with the last sentence in 4.2.

V) Coastal Element

VI) Cover Letter for Transmittal of RG work:

Brian Finegan distributed copies of a proposed cover letter, following the notes taken from the July 22, 2004 RG meeting as well as e-mailed comments from RG members. The 2nd page, 2nd paragraph should indicate that Coastal Element will be forthcoming.

The membership list should include the numbers of people that belong to each organization. Tom will e-mail the various organizations for their number of members and employees.

VII) Reports from sub-committees

A) Status of Finished Elements: The chart below was reviewed by the group and brought up to date.

Name of Element	Finished by typist	Distributed to RG Subcom for Proofing	Final Approval by RG
Land Use	Yes	Yes	Yes
Ag	Yes	Yes	No
ERME	Yes	Yes	Yes
Circulation	Yes	Yes	No
Public Service	Yes	Yes	No
Health and Safety	Yes	Yes	Yes
Definitions	Yes	Yes	Yes

Administration	No	No	No
Coastal	No	No	No
Housing	No	No	No

It was decided to add another column at the far right of the chart, indicating the status of the “final-final” version, and to send a reminder for review of the documents.

Circulation Element: the RG did approve the RG version of Circulation. The Circulation subcommittee will read the typist’s final version. Once this review is complete, the final-final box can be checked.

Revised table as per the group discussion:

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B) Report on word processing and final clean version of RG work

C) Other items:

- i) Update of GPU process: There was discussion of the Landwatch meeting schedule.
- ii) Prioritization of goals: finish Housing, then the Coastal Element. Mike Caplin has the Coastal Element. This is a marked up version of GPU3 with double underlines and strikeouts. It was decided to complete the 1982 plan first, then the Coastal Element.
- iii) Administration Element:
Kurt distributed a handout containing the Planning Commission portion of Administration. Discussion about page 8 of the handout on the Planning Commission. Discussion and how Planning Commissioners are selected. Agreement that final land use decisions should rest on the Board of Supervisors.

The subcommittee will rewrite this section with today’s input. Christine Kemp and Sherri Damon volunteered to rewrite this. Kurt Gollnick will then make the revision and e-mail it to everyone.

VIII) Agenda building for next meeting

Include Administration Element.

Include Ag Element. Kurt Gollnick will e-mail the Ag subcommittee and remind them to look at the current state of the Ag Element.

IX) Adjournment to meeting of Thursday, August 19, 2004, 12:00 to 5:00 PM at the Salinas Valley Builders’ Exchange, 590-A Brunken Ave., Salinas