

# DRAFT

## Minutes

### GENERAL PLAN UPDATE – REFINEMENT GROUP

Tuesday, October 28, 2003 at 10:00 a.m.

Scheid Vineyard Office

There was no agenda distributed for this meeting.

There was discussion about the Tuesday, October 28, 2003, 6:00 p.m. joint Board of Supervisors and Planning Commission meeting. It was suggested that members of the Refinement Group (RG) should take part in the public communication at the meeting, reporting on the finished policies developed by the group, including the 100% Affordable Housing Overlay Policy and the Ag Element.

The group agreed to distribute a cover letter at the meeting indicating what has been accomplished and what will be accomplished. This letter will contain the names of the groups who are participating in the RG.

Although the 100% Affordable Housing Overlay Policy had already been delivered to the Board of Supervisors, this policy did not appear in the most recent version of the GPU.

It was agreed that Kurt Gollnick would present the finished Ag Element to the Board of Supervisors and Planning Commission at this evening's meeting.

To complete the Ag Element, a quorum consisting of Luann Meador, Sheryl McKenzie, Nancy Isakson, Christine Gianascol, Juan Uranga, Tom Carvey, Alfred Diaz-Infante, Gwen Miller, Bob Perkins, Kurt Gollnick, Brian Finegan, and (by conference call) John Narigi and Nick Lombardo went over the issues.

AG-1.8: add a simple sentence saying "In coordination with the agricultural community, the County shall develop a voluntary Transfer of Development Rights (TDR) program." Approved.

AG-1.11: approved as on the subcommittee's handout.

AG-2.1: approved as on the subcommittee's handout.

AG-2.2: as is on GPU2

AG-2.3: approved as on the subcommittee's handout.

AG-2.4: as is on GPU2

AG-2.5; 2.6: strike in their entirety

AG-2.7: as is on GPU2

Ag 4.1 – 4.5: approved as on the subcommittee’s handout. But change the language to eliminate the wording “a limited number of...”

Ag 4.6: There was discussion over the wording, with some saying that there was a conflict between city-centered growth principles and those that would allow growth anywhere. Others said that if that policy was in place, there would be no Quail Lodge, Lodge at Pebble Beach, etc.

There were suggestions that the County is a tourist destination and we should not cut ourselves short. Competition is good and keeps us healthy.

The suggestion was made that the language be changed to read:

“In Agricultural Lands, *encourage* large-scale general visitor-serving uses into Cities and Community Areas,” along with a footnote saying, “This policy should also be addressed in the Land Use Element and incorporated into the City/County agreements policies.” This language was approved.

The meeting was adjourned at 12:35 p.m. to the Thursday, October 30, 2003, 1:00 p.m. meeting at the Leadership Institute.

Members Present and Alternates who signed in:

21<sup>st</sup> Century Solution Group – Brian Finegan/Christine Gianascol (alternate)

CHISPA – Alfred Diaz-Infante

Common Group Monterey County – Tom Carvey

Grower-Shipper Association of Central California – Kurt Gollnick

Independent Growers’ Association – Nancy Isakson

Latino Coalition – Juan Uranga

Monterey County Association of Realtors – Sheryl McKenzie

Monterey County Farm Bureau – Bob Perkins

Monterey County Convention and Visitor’s Bureau – John Narigi

Monterey County Hospitality Association – Nick Lombardo

Monterey County Vintners & Growers Association – Luann Meador

Salinas Valley Builders Exchange – Gwen Miller