

DRAFT
Minutes

GENERAL PLAN UPDATE – REFINEMENT GROUP

Thursday, November 18, 2004, 12:00 to 5:00 PM

at the Monterey County Association of Realtors

201-A Calle Del Oaks, Del Rey Oaks

Those present: Juan Uranga, Aaron Johnson, Mike Caplin, Sheryl McKenzie, Gwen Miller, Bob Perkins, Tom Carvey, Jay Brown, Tom Rowley, Alfred Diaz-Infante, Rene Boskoff and Ralph Riva

Visitors: Mary Mecartney

- I) Public Comment Period (Public Comment for issues not on the agenda)
Public comment: none
- II) Approval of agenda for November 18, 2004
Public comment: none
- III) Approval of minutes November 11, 2004
Public comment: none
Include that Adel Olvera was at the meeting. Add last names of Mary Mecartney, Sheri Damon. Minutes approved with these corrections m/s/c/u.
- IV) 1982 Plan Analysis
Jay Brown distributed copies of the 1982 General Plan Matrix, Chapter 1, which is now completed. Jay handed out copies of the 1982 Plan Matrix dated 11-17-04 a. This is a final version, including changes made at last week's meeting. On page 28, change the Public Resource Code from 5640 (f) to 36710 (f).

Brian Finegan was appointed to write a cover letter for Chapter 1 of the 1982 Plan Analysis Matrix. This will receive approval by e-mail because there will not be a meeting next week due to the Thanksgiving holiday. Brian will e-mail the letter to members of the RG, and members will CC Tom Carvey with their approval.

M/s/c that Brian, Jay and Nancy will take the 1982 Plan Matrix, Chapter 1 to the County staff as soon as possible.
- V) Coastal Element: tabled for today
- VI) Reports on presentations to the Board of Supervisors
 - A) Housing
 - B) Environmental
 - C) Minimum parcel size

Copies of the following documents were distributed:

- A draft of the 100% Affordable Housing Overlay was distributed, dated 11-18-04
Alfred Diaz-Infante led the discussion on the this document. Also see p. 67 of RG Land Use document. RG H-3.8.
Alfred tracked the changes in this document.

- 40 acre minimum parcel size
Christine Kemp distributed copies of the Minimum Parcel Size document.
Discussion over Christine's handout.

T. Rowley said that the general plan maps need to be accurate, as the designations shown on the map become inflexible. Agreed to delete any map that shows the 40 acre minimums m/s/c/u.

M. Caplin suggested writing a list of the potential negative consequences of requiring a 40 acre minimum parcel size.

- E.g. 1000's of lots will become legal non-conforming lots, with the result that property owners may be prohibited from adding on to existing buildings or obtain financing, and
- E.g. the creation of insurance issues.
- E.g. the devaluation of property. This amounts to robbing net worth of individual owners. The investment they made for the future will be lost.
- E.g. loss of flexibility as to where housing can be built.

S. McKenzie offered to expand on this bulleted list.

J. Uranga suggested reconvening the housing group to look at the minimum amount of affordable housing.

There was discussion about equity sharing and deed restriction.

- Community areas/rural centers
A handout was distributed and discussed. C. Kemp will rewrite these changes in their final form.
- Types of Species Protection in General Plan
J. Brown distributed a handout with the above title. There were discussion and minor changes to the document, which J. Brown will e-mail to T. Carvey.

VII) RG Maps

There was discussion about maps. Agreed to include in the RG Plan that maps will have to be developed according to the RG plan. Defer to next meeting.

VIII) Other Business

A) Meeting places for December

IX) Agenda building for next meeting

Include the same items as this agenda.

Include "Circulation" under Presentations

X) Adjournment to meeting of Thursday, December 2, 2004 from 12:00 to 5:00 p.m., location to be announced.