

DRAFT
Minutes

GENERAL PLAN UPDATE – REFINEMENT GROUP

Thursday, December 2, 2004, 12:00 to 5:00 PM
at the Salinas Builders' Exchange
20 Quail Run Circle, Suite A, Salinas

Those present: Christopher Bunn Jr., Chris Steinbruner, Aaron Johnson, Mike Caplin, Mike Caplin, Gwen Miller, Tom Carvey, Kurt Gollnick, Alfred Diaz-Infante, Jay Brown, Nancy Isakson, and Tom Rowley

Visitors: Mary Mecartney, Adel Olvera, Chris Bunn Sr., Jerry Lohr

I) Public Comment Period (Public Comment for issues not on the agenda)

Public comment:

Adel Olvera said that the residents of Chualar see the need to be more involved in the General Plan process and want to be involved in educating the public about the process. The purpose of her organization, La Union del Pueblo Entero (LUPE), is to make sure that the public has an understanding of plans for the future. This information should be available in an easy-to-read format. Alfred Diaz-Infante said that the Refinement Group (RG) is adhering to the direction that the BOS gave, which was to resolve conflicts and concentrate on plan language. Tom Carvey said that Common Ground is interested in providing education and facts for people to use in planning their future.

Aaron Johnson said that it would be best to have RG members, who understand what has been written, to be those who also present the plan.

Kurt Gollnick said that there will be a meeting of the Plan for the People Steering Committee Tuesday, Dec. 7th at 9:00 a.m. at the Scheid Vineyard offices.

Chris Bunn Sr. said that although they had asked the county to reach out to the community with a general plan that was understandable, the county wrote GPU3, a very complicated plan which was hard to understand.

Mike Caplin said that the interaction between various parts of GPU3 made it sound as though certain things were possible, but in other sections, this is negated. E.g. if there was to be a new community area, there first had to be infrastructure in place.

Alfred said that the UFW did have a position on the early RG and encouraged Adel to participate. Adel said she would rather focus on how we present the material to the community.

Nancy Isakson suggested adding the PR committee to next week's agenda. Tom, Kurt, Alfred, and Juan were named to this group.

Mary Mecartney said that when the RG was preparing the executive summaries in preparation for meeting with individual Planning Commissioners, she had suggested getting this information out to the community.

Alfred Diaz-Infante suggested placing this on the agenda for next week, and that is was very helpful to hear from Adel Olvera and Mary Mecartney.

- II) Approval of agenda for December 2, 2004
Public comment: none

Nancy Isakson moved to include a report from Jay Brown about the meeting with County staff under IV. M/s/c/u

Aaron Johnson moved to include a discussion of Chualar to the end of agenda today. M/s/c/u to add as VIII (A) and to add to agenda for next week.

Alfred Diaz-Infante moved to include a brief report from members of the housing committee under VIII (B). M/s/c/u. Alfred called Scott Hennessey about the percentage of affordable housing and if this is under review.

The agenda for Dec. 2, 2004 was approved as amended, m/s/c/u.

- III) Approval of minutes of November 18, 2004
Public comment: none
Approved as e-mailed.

- IV) 1982 Plan Analysis
Public comment: none
Report from Jay Brown:

Jay and Brian Finegan met with Scott Hennessey and Dale Ellis, and reviewed the 1982 General Plan Analysis Matrix and the Twelve Guiding Objectives Analysis Matrix developed by the RG.

The staff is working very hard on their version of a General Plan based on the 1982 Plan. Jay suggested that concerning issues of high importance, we should state the current practice, and suggest several alternatives.

Nancy Isakson suggested working on the issues of high importance and discuss the work that's already been done on the RG side.

Motion by Nancy to place the issues of high importance on agenda for next week.

Discussion of whether to continue on the 1982 Plan Matrix, including suggestion to deal with it by subcommittee. Agreed to table until next week's meeting.

- V) Coastal Element
Public comment: none
Copies of the Coastal Element were distributed by Mike Caplin. Discussion as to whether to start work on the Coastal Element at this time. Agreed to table until next week.

- VI) Reports on presentations to the Board of Supervisors
Public comment: none
Circulation:

Kurt distributed copies of the Circulation position paper. There was discussion over the contents, and Kurt tracked the changes.

The reference in PS-1.5 references LU-9.4, which has been deleted. Approved m/s/c/u. Kurt will check the footnote references.

Minimum Parcel Size: C. Kemp handed out copies of the minimum parcel size document.

Discussion included the following.

- A 40 acre minimum wouldn't provide affordable housing where it's needed, e.g. in areas such as Las Palmas, Moro Cojo and other projects would never had been built with a 40 acre minimum in place.
- Legacy properties would be lost. E.g. the Jack Massera property in Prunedale.
- 40 acre minimum parcel size is down zoning and amounts to a taking.
- 40 acre minimum would do away with 5, 10 and 15 acre parcels, thus making more housing available.

After the first paragraph, include a paragraph saying:

Such a blanket designation results in a number of adverse consequences:

- include a bullet list here of the adverse consequences

Christine will bring back the minimum parcel size next week.

Community Areas/Rural Centers: Christine Kemp distributed copies of a handout. The group decided not to include this document.

Endangered Species: Jay Brown distributed copies. Nothing changed up to item 2. On item 3, add hyphen after "non." There were a few minor changes, tracked by Jay. m/s/c/a to approve as modified today.

Housing: will come back next week, including the topic "housing mix."

List of Presentations to the Supervisors:

1. Slope: done
2. Ridgeline: done
3. Native vegetation: done
4. Minimum parcel size: coming back next week
5. Water supply: done
6. PS: done
7. Erosion and water quality: done
8. Circulation: done as of today
9. Concurrency of infra: done
10. Ag land classification: done
11. Housing mix (100% Affordable housing): done
12. Housing: coming back next week
13. Financing of Infrastructure: done

VII) RG Maps
Public comment: none
Tabled.

VIII) Other Business
Public comment: none
(A) Chualar: tabled.

(B) Brief report from members of the housing committee. Alfred called Scott Hennessey about the percentage of affordable housing and if this is under review. Scott said there have been no changes so far. Alfred said that given Scott's response, there is no reason for the RG Housing Subcommittee to meet.

- IX) Agenda building for next meeting
 - Chualar
 - Issues of high importance
 - Errata sheet concept
 - Subcommittee for outreach

- X) Adjournment to meeting of Thursday, December 9, 2004 from 12:00 to 5:00 p.m., at the Marriott Hotel, 350 Calle Principal, Monterey