

DRAFT
Minutes

GENERAL PLAN UPDATE – REFINEMENT GROUP

Refinement Group Meeting Agenda
Thursday, December 9, 2004, 12:00 to 5:00 PM
at the Marriott Hotel, 350 Calle Principal, Monterey

Those present: Christopher Bunn Jr., Aaron Johnson (by speaker phone), Jay Brown, Nancy Isakson, Christine Kemp, Tom Rowley, Brian Finegan, Mike Caplin, Tom Carvey, Paul Tran

Visitors: Mary Mecartney, Adel Olvera

- I) Public Comment Period (Public Comment for issues not on the agenda)
Mary Mecartney said she has enjoyed coming to the meetings and has learned a lot, but won't be able to come next year.
- II) Approval of agenda for December 9, 2004
Move item VII to 2:30.
Report on the MPCC GRC added under XII Other Business.
- III) Approval of minutes of December 2, 2004
Mike Caplin said that on page 3, at the 4th bullet at the top of the page, the wording should say more housing available, not less. Mike also said that the wording should saym that the "40 acre parcel size would devalue property, rather than calling it a "taking."
Minutes approved as amended.
- IV) Reports on presentations to the Board of Supervisors
Christine Kemp distributed a new version of the Minimum Parcel Size document
Copies of Sheryl McKenzie's version of the Minimum Parcel Size policy were also distributed.
Work began on Christine Kemp's version.
First bullet says: "Renders thousands of existing parcels non-conforming, potentially prohibiting additions, financing, and creating title insurance issues.
Discussion about changing the wording to say "'legal,' non-conforming," rather than simply "non-conforming." M/s/c to leave the wording as it was in Christine's original.

Add the word and after title to read: "Renders thousands of existing parcels non-conforming, potentially prohibiting additions, financing, and creating title and insurance issues.

Second bullet: Change suggested to "Causes loss of ability to establish a family legacy (parcels for family members)."
Also suggested: "Loss of ability to create parcels for children and heirs."

Last bullet: "Results in a loss of all flexibility as to where various housing types can built in the County."

Discussion of Nancy likes Sheryl's last paragraph. m/s/c/u to substitute Sheryl's last paragraph for Nancy's.

Move the "one-size-fits-all" sentence to the first paragraph.
Christine will clean up the document and bring it back next week.

Community Area/rural centers: Discussion about Christine Kemp's policy paper on Community Areas/rural centers: M/s/c not to include this position paper.

Endangered species: has already been completed. Jay Brown will e-mail the final version to Tom Carvey to be included with the other policy papers.

Housing and housing mix: Paul Tran brought and distributed copies of the final version of Housing and Housing Mix from Alfred Diaz-Infante.

100% Affordable Housing Overlay:

Paul tracked the changes during discussion of this policy paper.

Discussion on paragraph numbered #1: Change wording from "such as for hospitality workers on the Monterey Peninsula. Last sentence: "Affordable housing is critical for the County's working families."

Move paragraph #3 to be the new #2.

Paul read the document back to the group.

V) Issues of High Importance

Public comment: none

Discussion about developing a list of additional high priority issues. Discussion About developing a liaison subcommittee to determine future meeting dates of the RG. M/s/c to form a liaison subcommittee. Nancy Isakson, Jay Brown and Tom Carvey volunteered to be members of this subcommittee.

Tom Rowley suggested that Mike Caplin should write an Executive Summary and a position paper for the Coastal Element.

Proposed additional high priority issues:

- Wine corridors
- Rural center concept
- Greenhouses

The Board of Supervisors asked the County staff to present the high priority issues two at a time with alternatives for each one.

VI) Public Relations Subcommittee: M/s/c to change the name of the subcommittee to "Outreach Subcommittee."

VII) Chualar

Public comment: Adel Olvera said that the Chualar community would like to tell the RG what they want to see happen in Chualar. She also said that there are water issues too, and that this should be part of the discussion. Sonoma County included water issues in their General Plan.

Brian Finegan noted that GPU3 used the terms "Community Areas" and "Rural Centers."

Jay Brown suggested that Adel, Aaron and Tom could write out what the Chualar residents want to see as a community vision and bring it back to the RG. Adel said that some of the things Chualar residents want are a minimum of 500 – 3,000 homes, an additional freeway entrance, a place for trucks to stop and sleep (truck stop), fix the small bridge, streetlights, church, and public services such as a clinic, gas station and high school. They are interested in the incorporation process, and like the idea of becoming a city. They would like their own city council, but haven't looked into it in detail.

VIII) Errata Sheet

Nancy Isakson noted that in some places we refer to policies that have been deleted. Tom Carvey will keep a log of errors. Tom will also e-mail RG members and ask them for a list of errors they have found in the RG work. The items will be dated as they come in.

IX) 1982 Plan Analysis: tabled

X) Coastal Element

Discussion of how to work with the Coastal plans. The residents of the coastal zones need to be able to participate in their own plans.

Agreed that Mike Caplin will e-mail the Coastal element to all RG members and ask for comments to be returned to him by January 1, 2005. The Coastal element will be reviewed by RG members, who will return their comments by e-mail. Mike distributed hard copies of the Coastal Element.

XI) RG Maps: Discussion about relationship of RG work to maps.

XII) Other Business

Report from MPCC GRC: Tom Rowley said the MPCC GRC is supportive of the RG plan, especially those parts that affect housing and economic issues.

XIII) Agenda building for next meeting

Coastal

Liaison subcommittee report on what work remains to be done.

Board of Supervisors presentation items: Circulation, 100% Affordable housing coming back for final approval.

XIV) Adjournment to meeting of Thursday, December 16, 2004 from 12:00 to 5:00 p.m., at the Monterey County Association of Realtors (MCAR), 201 Calle del Oaks, Del Rey Oaks