



Monterey County

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Board Report

Legistar File Number: 16-082

January 26, 2016

Introduced: 1/15/2016

Version: 1

Current Status: Agenda Ready

Matter Type: General Agenda Item

Public hearing continued from December 8, 2015 to consider:

- 1) Adopting a Negative Declaration; and
- 2) Approving the amendment of Condition #99 of the previously-approved Combined Development Permit (SH93001) for the Moro Cojo Standard Subdivision changing the term of the affordability restriction of 161 of the single-family residences in the Subdivision from permanent to a 20-year term commencing on the date of the first deed of conveyance of each property from the developers to the original owners of the units. (PLN120650, Moro Cojo Subdivision, Castroville Boulevard, North County Land Use Plan

PROJECT INFORMATION:

Planning File Number: PLN120650

Owner: Owners of 161 residential units at the Moro Cojo Subdivision

Project Location: Moro Cojo Subdivision - Castroville Boulevard

APN: Refer to Attachment N

Agent: Community Housing Improvements and Planning Association (CHISPA)

Plan Area: North County Land Use Plan

Flagged and Staked: No

CEQA Action: Negative Declaration

RECOMMENDATION:

It is recommended that the Board of Supervisors adopt a resolution (Attachment A) to:

- 1) Adopt a Negative Declaration; and
- 2) Approve the amendment of Condition #99 of the previously-approved Combined Development Permit (SH93001) for the Moro Cojo Standard Subdivision changing the term of the affordability restriction of 161 of the single-family residences in the Subdivision from permanent to a 20-year term commencing on the date of the first deed of conveyance of each property from the developers to the original owners of the units.

SUMMARY:

This matter is returning to the Board with a resolution reflecting the motion of intent adopted by the Board on December 8, 2015. The proposed amendment of Condition #99 of the previously-approved Combined Development Permit (SH93001) for the Moro Cojo Standard Subdivision to change the term of the affordability restriction of 161 of the single-family residences in the Subdivision, including the recommendation by the Planning Commission, came for a public hearing before the Board of Supervisors on December 8, 2015. The Board of Supervisors considered the staff report, the recommendation from the Planning Commission and public comment. The Board adopted a Resolution of Intent to change the term of the

affordability restriction from permanent to a 20-year term commencing on the date of the first deed of conveyance of each property from the developers to the original owners of the units. The Board's action did not include that replacement affordable units be provided to substitute for the affordable units that would be lost when the term of the affordability restriction ends after the 20-year term. The Board continued the public hearing to January 26, 2016 and directed staff to return with a draft resolution for adoption based on the Board's direction. Staff has prepared the attached Draft Resolution for consideration by the Board.

OTHER AGENCY INVOLVEMENT:

The Planning Commission and Monterey County Housing Advisory Committee considered the proposed amendment and made recommendations which were considered by the Board of Supervisors at the public hearing on December 8, 2015.

FINANCING:

Funding for staff time associated with this project is included in the FY15-16 Adopted Budget for RMA-Planning.

Prepared by: Luis A. Osorio, Senior Planner ext. 5177

Approved by: Mike Novo, Director, RMA-Planning, ext. 5192

<mailto:> Carl P. Holm, Director Resource Management Agency, ext. 5103

This report was reviewed by Luke Connolly, Management Specialist

All attachments are on file with The Clerk of the Board:

Attachment A Draft Board of Supervisors Resolution with Exhibits A and B

cc: Front Counter Copy; California Coastal Commission; Luke Connolly, Management Specialist; Luis A. Osorio, Project Planner; Jane Barr, Economic Development; CHISPA c/o Alfred Diaz-Infante, Agent; Center for Community Advocacy c/o Juan Uranga; Jane Haines; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Mary Tsui; Martha Rau; Denise Visintine; Eleonore Gutierrez; Gloria Stinnette; Margaret Robinson; Project File PLN120650