

Exhibit A

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MONTEREY COUNTY PLANNING COMMISSION RULES FOR THE TRANSACTION OF BUSINESS

RULE 1 – Membership

The Commission shall consist of ten appointed members and six members shall constitute a quorum. No action shall be taken by the Commission unless a quorum is present at the meeting.

RULE 2 – Rules of Order

Meetings shall be conducted in ~~compliance~~ accordance with the Ralph M. Brown Act (California Government Code section 54950, et seq.) and guided by Robert's Rules of Order, Revised, except as otherwise specifically provided herein.

RULE 3 – Election of Officers

At the first regular meeting in January, the Chair shall appoint a Nominating Committee to nominate a Chair and Vice Chair. At the first regular meeting in February, the Nominating Committee shall provide its nominees and the Commission shall elect a Chair and Vice Chair. The Chair and Vice Chair shall be elected annually at the first regular meeting in February. In the absence or inability of either to act, the members present shall select a member to act as Chair pro tem for that meeting.

RULE 4 – Secretary of the Commission

The Director of Planning ~~and Building Inspection~~ or his or her designee shall act as the Secretary without any voting rights. ~~In the Director's absence, the Chair shall appoint an acting secretary.~~

RULE 5 – Regular Meetings

Regular mMeetings of the Monterey County Planning Commission shall begin at 9:00 a.m. and be held in the Board of Supervisors' Chambers, located at 168 W. Alisal Street, Courthouse, 240 Church Street, Salinas, California; or at such other place location within the unincorporated County as may from time to time be determined by the Commission.

Regular meetings shall be held on the second and last Wednesdays of each month except for the months of November and December in which there shall be only one meeting held on the second Wednesday of each month, unless otherwise modified by the Planning Commission at the time of the regular calendar adoption at its first meeting of each year, except as otherwise may be determined by the Commission by a majority vote and noticed by the secretary. Public hearings shall not be scheduled to begin later than 5:30 p.m. unless the Commission expressly

authorizes an evening meeting.

RULE 6 – Special Meetings

~~Public hearing items shall not be scheduled later than 5:30 p.m. unless the Commission consents to an extended meeting.~~ Special meetings of the Planning Commission may be called at any time at the direction of the Chair, a majority of Commissioners, or by the Board of Supervisors upon notice given to the members of the Commission. Special meetings may be held at a different time or location than the regular meetings of the Planning Commission, provided that the location is within the unincorporated area of the County.

RULE 7 – Duties of the Chair

~~At the first regular meeting in January, the Chair shall appoint a Nominating Committee consisting of a chairperson and two members.~~ The Chair shall preside at all regular and special meetings. The Chair shall be entitled to make or second any motion, and discuss and present any matter as a member of the Commission. The Chair may appoint committees from time to time for any purpose he or she deems proper for the conduct of Commission business.

The Vice-Chair shall assume all duties of the Chair in the latter's absence from any meeting. shall be an ex-officio member.

In the absence or inability of either the Chair or Vice-Chair to act, the members present shall select a member to act as Chair Pro-Tem for that meeting.

RULE 8 – Document Submittal

All documents and materials to be filed with the Commission, shall be filed in the office of the Secretary of the Commission (Housing Planning and Building Inspection Department Community and Development - Planning).

RULE 9 - Agenda

The Secretary shall prepare and distribute to the Commission an agenda for each meeting. The agenda and all related materials shall be ready for distribution by the Wednesday prior to the meeting.

RULE 10 – Conduct of Public Hearings

The following procedures are adopted as Rules of Order for public hearings:

1. Open hearing
2. Staff presentation
3. Applicant presentation
4. Proponent presentation

5. Opponent presentation
6. Applicant rebuttal
7. Close hearing to floor
8. Commission discussion
9. Render decision

RULE 10.1 – Decision

When the Commission alters or modifies an application project, the appropriate findings, evidence and conditions or modification to findings, evidence and conditions shall be clearly noted.

If a motion to approve does not pass, then the Chair shall:

1. Permit the applicant to request a continuance, if that is appropriate; or
2. Entertain a motion to deny if sufficient findings are fully articulated to support denial; or
3. Entertain a motion of intent to deny if findings for denial are not yet fully articulated.

If there is an unbreakable tie vote, the Chair shall solicit findings for both sides and direct staff to prepare a resolution with said findings for the record and for the purpose of rendering a final determination by the Planning Commission on the matter.

RULE 10.2 – Continuance

The Planning Commission shall allow, as a matter of right, one continuance of any public hearing item without a public hearing on the merits of the item, provided that the continuance would not violate the Monterey County Code or state law. A request for a continuance must be received by the Secretary to the Planning Commission or his/her designee by 5:00 pm. the Wednesday preceding the hearing date. The Secretary to the Planning Commission or designee shall note the continuance on the Commission's agenda as "To Be Continued to [date]" and notify the newspaper of local circulation for high profile or controversial projects. At the Commission meeting, the Commission shall continue the item to a date certain.

The Planning Commission will consider a request for a second continuance of any public hearing item. A request for a continuance must be received by the Secretary to the Planning Commission or his/her designee by 5:00 pm. the Wednesday preceding the hearing date. The Secretary to the Planning Commission or his/her designee shall note the continuance on the Commission's agenda as "Request for Continuance to [date] Received" and notify the newspaper of local circulation for high profile or controversial projects. At the Commission meeting, the Commission will consider and may grant or deny the request for a continuance.

After two continuances the Planning Commission will conduct a full public hearing on the item and take one of the following actions:

1. Approve the item.
2. Deny the item.
3. Continue the item to a subsequent date with specific direction to the staff as to the information needed for the subsequent public hearing.
4. Table the item with specific direction to the staff as to the information needed for a subsequent, newly noticed public hearing.

RULE 11 – Rules of Conduct

The ~~Commissioners shall observe the following are procedures for R~~rules of ~~C~~conduct:

1. Be recognized by the Chair before speaking.
2. Acknowledge to the Chair when you are finished.
3. Address staff by name or by department.

RULE 12 – Majority Vote

~~All policies approved by the Commission shall be attached to the rules as adopted policies.~~Actions of the Commission shall be by a majority vote of Commission members present and voting on the issue. If a Commissioner is recused or prohibited from voting due to an actual or perceived conflict of interest under the California Political Reform Act (Government Code section 8700, et seq.) or Government Code section 1090, et seq., the Commissioner shall leave the dais and the Board chambers, and his or her presence shall not be counted towards a quorum. If the recusal of a Commissioner on a certain item will upset the quorum, such item shall be trailed to the end of the meeting and continued to a future meeting when a quorum can be obtained. The presence of any Commissioner who otherwise abstains from voting shall be counted for purposes of determining a quorum, but the vote of such abstaining members shall not be counted either for or against a measure in determining whether a majority vote has been obtained.

RULE 13 – Authority and Annual Review

The Commission shall annually review these rules and any adopted policies every May.

These rules are adopted in accordance with Ordinance 1020, codified in the Monterey County Code as Chapter 2.48, Section 2.48.040.