



Monterey County Planning Commission

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Agenda Item No. 3

Legistar File Number: PC 19-083

December 04, 2019

Introduced: 11/25/2019

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

REF120030 - DEVELOPMENT EVALUATION SYSTEM

- a. Conduct a public workshop to review the draft Development Evaluation System (DES) Procedure Manual and implementing Ordinance
- b. Forward comments on the DES program to the Board of Supervisors before final consideration by the Planning Commission.

Project Location: County Wide (Inland Only)

Proposed CEQA action: Statutorily Exempt per CEQA Guidelines section 15262

RECOMMENDATION:

It is recommended that the Planning Commission:

- a. Find that this workshop is a planning study for possible future action which the commission has not approved and qualifies as a Statutory Exemption per Section 15262 of the CEQA Guidelines; and
- b. Receive a presentation and take public testimony on the draft Development Evaluation System (DES) Procedure Manual and implementing Ordinance; and
- c. Provide direction to staff on the DES program for the Board of Supervisors to consider before final consideration by the Planning Commission.

PROJECT INFORMATION:

Planning File Number: REF120030

Project Location: County-wide - Inland Areas Only

Plan Area: Cachagua Area Plan, Carmel Valley Master Plan, Central Salinas Valley Area Plan, Greater Monterey Peninsula Area Plan, Greater Salinas Area Plan, North County Area Plan, South County Area Plan, and Toro Area Plan.

SUMMARY:

This workshop is the 5th in a series held at the Planning Commission to develop a Development Evaluation System (DES) to implement 2010 General Plan (see **Exhibit A**). Land Use Policy LU-1.19 requires establishment of a systematic, consistent predictable, and quantitative method for decision-makers to evaluate development projects (aka Development Evaluation System or DES). Staff has developed an ordinance (implementing ordinance) that refers to a Procedure Manual that would be adopted, and could be amended, by resolution. The intent is for developers, staff, public and decision makers to evaluate projects in light of the policies of the General Plan and the implementing regulations, resources and infrastructure, and the overall quality of the development.

Staff requests the Planning Commission take public testimony and provide direction on the Draft DES program and implementing ordinance. The Draft DES will be modified, as necessary, based on the

direction provided from the Planning Commission during this workshop. This Program will be presented to the Board of Supervisors for comment and direction. Once the draft program has been finalized, staff will conduct the appropriate environmental review and return to the Planning Commission with a Final DES program at a public hearing to allow the Commission to make a final recommendation to the Board of Supervisors.

DISCUSSION:

The following is a brief summary of workshops that have previously taken place:

July 31, 2013 - 1st Planning Commission Workshop. Staff presented the Commission with a draft DES which included evaluation questions and weighted scores utilizing a “weight multiplier”. The Commission directed staff to work with other agencies and stakeholders and return with a simplified DES where the exceptional attributes of a project are the criteria upon which the score is based.

January 28, 2015 - Due to length of the agenda, the Commission continued the scheduled workshop to February 11th.

February 11, 2015 - 2nd Workshop. Staff presented a 3-part DES evaluation system and options for exempting certain projects. Based on direction provided on the 2013 DES draft, staff presented a more simplified evaluation. The Commission directed staff to conduct a more thorough public outreach to ensure the DES meets the expectations of both the County and its residents.

December 2015 to January 2016 - DES Focus Group formed consisting of various local stakeholders (development and non-development groups). This group met 3 times to develop recommendations to the Planning Commission. Out of 5 issues, the group reached consensus on 3 items. The remaining items were drafted to as “outcomes” to present the differing opinions.

November 29, 2017 - 3rd Workshop. Staff presented the outcomes and recommendations of the DES Focus Group. During the workshop, Landwatch presented the Commission with a draft DES that they prepared. The Commission directed staff to analyze Landwatch’s draft and return at a subsequent workshop with a comparison and any recommendations for incorporation of Landwatch’s suggestions.

May 30, 2018 - 4th Workshop. Staff presented the Commission with side-by-side comparison of the draft DES programs prepared by Landwatch and by County staff, along with staff’s recommendations. The Planning Commission provided direction, and directed staff to finalize the DES based on the outcome of that workshop.

For reference, the May 30th Planning Commission staff report is attached as **Exhibit E**. Staff reports prepared for the previous workshops can be accessed under “Record Info” “Attachments” at the following link:

<https://aca.accela.com/MONTEREY/Cap/CapDetail.aspx?Module=Planning&TabName=Planning&capID1=12REF&capID2=00000&capID3=00030&agencyCode=MONTREY>

December 4, 2019 - Time has passed since the last DES workshop, and new members now sit on the Planning Commission. Therefore, staff intends to begin this workshop with a brief presentation on the General Plan update process relative to the drafting of Policy LU-1.19 (previously LU-2.12). This discussion is intended to provide the basis of the DES as the discussions laid out the foundation for the policy's intent and purpose. Staff will present policy LU-1.19 (**Exhibit A**) to allow the Commission and the public to view the language in light of the policy's intent and purpose. As an additional refresher, staff will also discuss the DES presented at the May 30th workshop and the Commission's direction provided.

Staff will then present the current draft DES Program. Modifications to the previous draft were in response to earlier Planning Commission discussions (2006-2007) relative to development within Community Areas and Rural Centers as well as outside of those areas as well as current discussions and direction (2013-2018) provided to staff.

Memorializing the DES Program will be done through adoption of an ordinance to incorporate the regulations within the Inland Zoning Ordinance, Title 21. A preliminary draft DES Ordinance has been provided as **Exhibit C**.

A DES Procedure Manual has also been created to serve as a tool that thoroughly explains the regulations, provides examples, and contains the necessary forms used in the program. The draft manual has been provided as **Exhibit D** and will be approved, when finalized, by a Board of Supervisors resolution.

A more detailed discussion of the DES has been included as **EXHIBIT B**

CEQA:

This workshop is intended to seek input and direction from the Planning Commission to finalize the Draft DES that will be considered at a later stage by the Board of Supervisors. This information gathering qualifies for a statutory exemption from environmental review pursuant to CEQA Guidelines Section 15262, Feasibility and Planning Studies. Furthermore, the workshop, and its outcome, is not a project as defined in Section 15378. The Final DES Program will require environmental review prior to its adoption.

OTHER AGENCY INVOLVEMENT:

Staff consulted with public utilities for water and wastewater, water management districts, and State agencies to draft the DES. Consultation with the following County agencies also occurred:

- RMA-Public Works and Facilities
- Bureau of Environmental Health
- RMA-Building Services
- Economic Development and Housing
- Workforce Development

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Reviewed by: Craig Spencer, RMA Planning Services Manager

Brandon Swanson, Interim Chief of RMA Planning

Approved by: John M. Dugan, FAICP, Deputy Director of Land Use and Community Development

The following attachments are on file with the RMA:

Exhibit A - Policy LU-1.19

Exhibit B - Discussion

Exhibit C - Preliminary Draft of the DES Ordinance

Exhibit D - Preliminary Draft of the DES Procedure Manual

Exhibit E - Planning Commission Ad-Hoc Subcommittee Recommendation for GP

cc: Front Counter Copy; Planning Commission; Land Use Advisory Committees (11); The DES Focus Group: Lino Belli, Janet Brennan, Dana Cleary, Sherwood Darrington, Alfred Diaz-Infante, Dale Ellis, Brian Finegan, Aaron Johnson, Pam Silkwood, Juan Uranga, Pris Walton, and Amy White; The Open Monterey Project (Attn: Molly Erickson); LandWatch Monterey County (Attn: Executive Director); Richard Rudisill; Rob Carver; Michael Waxer; Carl Holm, AICP, RMA Director; John Dugan, FAICP, Deputy Director of Land Use and Community Development; Brandon Swanson, Interim Chief of RMA Planning; Craig Spencer, RMA Planning Services Manager; Wendy Strimling, County Counsel; Anna V. Quenga, Senior Planner; Planning File REF120030.