



County of Monterey

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

Board Report

File #: 12-764, **Version:** 1

Receive an oral presentation from the Resource Management Agency-Planning Department regarding the status and outcome of meetings with concerned citizens regarding the draft ordinances amending Titles 19 (coastal and non-coastal Subdivision Ordinances) and Titles 20 and 21 (coastal and non-coastal Zoning Ordinances) which propose to amend the process for consideration of applications for subdivisions and lot line adjustments in the unincorporated areas of the County of Monterey.

(REF100014 (Inland) and REF120004 (Coastal), Ordinances for the Elimination of the Minor and Standard Subdivision Committees)

PROJECT INFORMATION:

Planning File Number: REF100014 and REF120004

Owner: County of Monterey

Project Location: Coastal and Inland Unincorporated Areas in the County of Monterey

CEQA Action: Categorically Exempt, per Section 15306 (Information Collection)

RECOMMENDATION:

It is recommended that the Board of Supervisors:

Receive an oral presentation from the Resource Management Agency-Planning Department regarding the status and outcome of the meetings with concerned citizens for the draft ordinances which propose to amend the process for consideration of applications for subdivisions and lot line adjustments in the unincorporated areas of the County of Monterey.

SUMMARY:

On July 24 and July 31, 2012, the Board of Supervisors conducted public hearings on non-coastal and coastal draft ordinances, respectively, that would modify the process for consideration of applications for subdivisions and lot line adjustments. The Board continued the hearings to provide the opportunity for staff to meet with concerned citizens and discuss their concerns regarding the proposed draft ordinances. On August 28, 2012, staff will give an oral presentation to the Board of Supervisors regarding the outcome of these meetings conducted on August 3, 2012 (Inland) and August 21, 2012 (Coastal).

Planning staff met with representatives from the agricultural community and others on August 3, 2012 regarding the non-coastal ordinance. At the meeting, the group voiced concerns over the proposed inland ordinance and its proposed elimination of the Director of Planning's authority to approve non-controversial lot line adjustments and minor subdivisions. The consensus recommendation was that the Director of Planning's authority over non-controversial applications should stay status-quo and that Planning should develop a page on the Planning Department's website providing a calendar of upcoming Administrative Hearing items, which would show all of the scheduled applications under the consideration of the Director of Planning. On August 21, 2012, staff will be meeting with citizens to discuss the proposed coastal ordinance.

Staff will report the outcome of these meetings to the Board of Supervisors on August 28, 2012, and present options for the Board to consider.

FINANCING:

Funding for staff time associated with this project is included in the FY12-13 Adopted Budget for the Planning Department.

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This report was reviewed by Jacqueline R. Onciano, Planning Services Manager.

cc: Front Counter Copy; Mike Novo; Jacqueline R. Onciano, Planning Services Manager; The Open Monterey Project; LandWatch; Project Files REF100014 and REF120004.