



COUNTY OF SAN BENITO
PLANNING & BUILDING INSPECTION SERVICES

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TO: Honorable Board of Supervisors
FROM: Planning Department
DATE: April 26, 2011
RE: **General Plan Update Policy Direction**

Summary:

This item continues the Board's April 5, 2011, discussion of the General Plan Update (GPU), at which the Board and Planning Commission together reviewed policy options, and follows the Planning Commission's April 13, 2011, review. Planning is providing the following materials produced by the GPU consultant, Mintier Harnish:

- ◆ **Draft 2035 Vision and Guiding Principles.** At its special meeting of April 13, 2011, the Planning Commission reviewed the Vision and Guiding Principles text that the General Plan Advisory Committee (GPAC) had recommended earlier. The Commission's recommended modifications are attached in strikeout/underline format.
- ◆ **Preferred Policy Alternative.** Two drafts are included for comparison. The first is the alternative chosen by the GPAC on February 17, 2011. The second is a revision of the GPAC draft resulting from the April 5, 2011, Board and Planning Commission input and from the April 13, 2011, Planning Commission input.
- ◆ **PowerPoint presentation.** This describes the Planning Commission's review of the Vision and Guiding Principles, policy concepts, and the draft Preferred Policy Alternative. The consultant has included questions that the Board is requested to discuss and answer on these items.

Recommendation:

It is recommended that the Board of Supervisors:

1. Review the presented information and attached documents; and
2. Provide policy direction as a basis for preparing the draft 2035 General Plan, including the Land Use Diagram.

Discussion:

The input provided during this stage of the GPU (Stage 5, Preferred Alternative Selection and Refinement) will be used by Planning staff and the consultant to draft goals, policies, and programs in the future General Plan elements, especially the Land Use and Circulation Elements.

Planning Commission recommendations. To be further explained by the consultant and the PowerPoint presentation, the Planning Commission gave the following comments and recommendations at its April 13, 2011, meeting. The Board is requested to consider these recommendations in answering the questions that follow these points:

- ◆ **Vision and Guiding Principles.** Supports the Draft Vision and Guiding Principles. Recommends a series of edits to provide flexibility and focus on the unincorporated area. Recommends the County should not try to set policy for the cities. Recommends closer coordination with the cities.

- ◆ **Village Concept.** Supports the concept, but questions the feasibility of new villages—in particular, how much commercial could they include and how much of a financial burden would there be on the County (e.g., public services, infrastructure, taxes). Recommends the 2035 General Plan not identify specific locations for new villages. Instead, develop detailed performance criteria for location, size, and components of new villages.
- ◆ **Clustered Residential.** Supports the current ordinance language/intent as written. Is interested in the feasibility of allowing ½-acre parcels on septic, assuming it can be engineered correctly and is allowed by Regional Water Quality Control Board. Would like to see clustering discouraged on prime agricultural land. Does not want to identify target areas in 2035 General Plan
- ◆ **Transferable Development Credits.** Supports the program as written and recommends no change. Does not want the 2035 General Plan to define sending and receiving areas further.
- ◆ **Preferred Policy Alternative.**
 - ◆ Supports the theme of the GPAC Preferred Policy Alternative.
 - ◆ Does not support showing specific areas for future clustering/villages. Recommends that be handled on a case-by-case basis and through performance criteria. Recommends addressing former Rancho San Benito site in some fashion (possible new village area).
 - ◆ Recommends including some agriculture-related industrial uses in agricultural areas.
 - ◆ Encourages more opportunities for regional commercial growth, particularly along Highway 101 and at the intersection of Highways 156/25.
 - ◆ Recommends adjusting the boundary of the agricultural directly northeast of Hollister to take into account the City's Industrial general plan designation for this area.
 - ◆ Recommends including wine industry/tourism overlays on Cienega and San Juan Canyon Roads.
 - ◆ Recommends including industrial/employment in the northwest corner of the county near quarry and railroad tracks (noted as #17 on the diagram).

Based on these comments, the consultant has provided the attached revised materials. The draft Vision and Guiding Principles includes changed text reflecting the Planning Commission's recommendations. The draft Preferred Policy Alternative diagram shows an additional employment node, land-use boundary modifications, and the addition of Wine Overlay Areas. The questions for the Board to discuss are the following:

- ◆ Are the Draft 2035 Vision and Guiding Principles, as recommended by the GPAC/Planning Commission, accurate as written or should they be modified?
- ◆ Should the concept of encouraging/allowing new villages be carried forward in the 2035 General Plan?
- ◆ Should the clustered-residential program be continued in the 2035 General Plan? Should County staff and the consultants develop options to make the program a more effective incentive for developers?
- ◆ Are there aspects of the TDC program that need to be further addressed in the 2035 General Plan?
- ◆ Does the Board agree with the overall themes of the GPAC Preferred Policy Alternative? Does the Board agree with the location/ types of uses depicted on the diagram? Does the Board agree with the changes recommended by the Planning Commission?

Attachments:

- A. Draft 2035 Vision and Guiding Principles.
- B. Preferred Policy Alternative (GPAC recommendation).
- C. Preferred Policy Alternative (Planning Commission revision).
- D. PowerPoint presentation.