



Photo by Rene Rodriguez

Board of Supervisors Meeting

April 26, 2011 | Board of Supervisors Chambers

Meeting Objectives

- To receive direction from the Board of Supervisors on key policy issues as a basis for preparing the draft 2035 General Plan, including the Land Use and Circulation Diagrams.



Meeting Agenda

1. Review and consider Planning Commission recommendations on the following key policy issues:
 - A. Draft 2035 Vision and Guiding Principles
 - B. Village Concept
 - C. Clustered Residential Ordinance
 - D. Transfer of Development Credits Program
 - E. GPAC Preferred Policy Alternative
2. Review next steps



Planning Commission Recommendations for Board of Supervisors Consideration

Key Policy Issues

- Key policy issues were identified during the General Plan Update process by either the GPAC, County staff, consultants, and/or members of the public.
- Planning Commission reviewed policy issues and has provided recommendations for the Board of Supervisors consideration (04/13).



ITEM A Draft 2035 Vision and Guiding Principles

Draft 2035 Vision and Guiding Principles



2035 Vision

- Ideal future aspirations to work towards
- Inspires decision-makers and the community
- Unique to the community and local preferences
- Comprehensive, long-term, visual, and positive...paints a picture of the future
- Where, what, and whom we want to be as a community



Draft 2035 Vision and Guiding Principles



Guiding Principles

- Community's core values and desires
- Guides the decision-making process, alternatives, and policy development
- Broad statements of purpose/direction to achieve the vision
- How we will get there



2035 Vision and Guiding Principles

Planning Commission Input

- 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.

Note: Planning Commission edits are included in the Board of Supervisors meeting packet

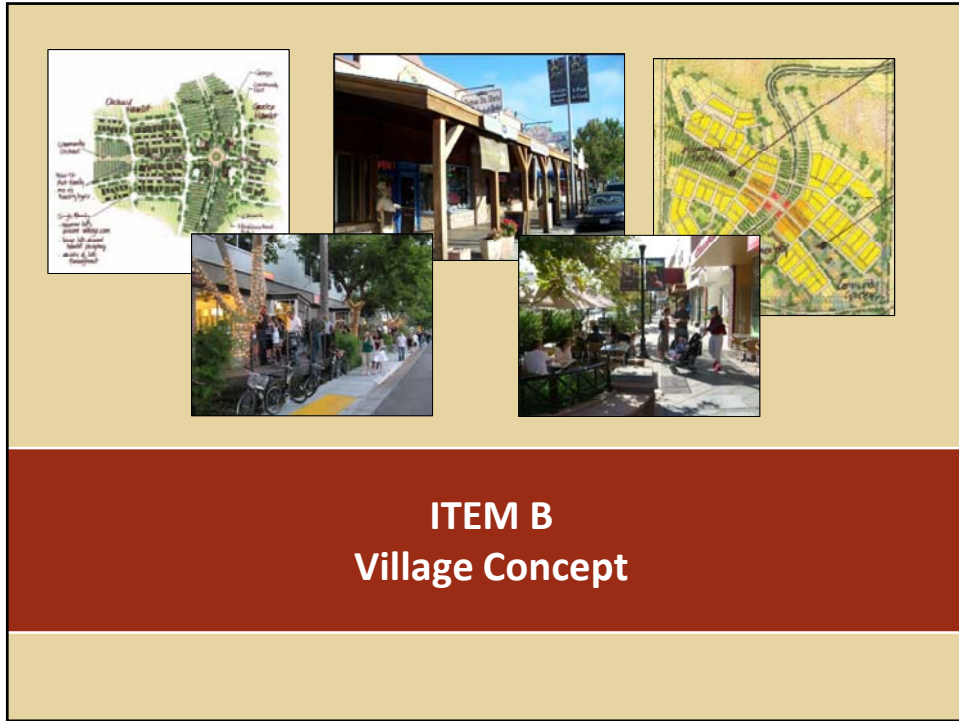


2035 Vision and Guiding Principles

Question for the Board

1. Are the Draft 2035 Vision and Guiding Principles, as recommended by the GPAC/Planning Commission, accurate as written or should they be modified?





Village Concept

Planning Commission Input

- 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 does not identify specific locations for new villages. Instead, develop detailed performance criteria for location, size, and components of new villages.



Village Concept

Question for the Board

2. Should the concept of encouraging/allowing new villages be carried forward in the 2035 General Plan?



ITEM C Clustered Residential Ordinance

Clustered Residential Ordinance

Planning Commission Input

- 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



Clustered Residential Ordinance

Questions for the Board

3. Should this program be continued in the 2035 General Plan?
4. Should County staff and the consultants develop options to make the program a more effective incentive for developers?




ITEM D
Transfer of Development Credits Program

Transfer of Development Credits Program

Planning Commission Input

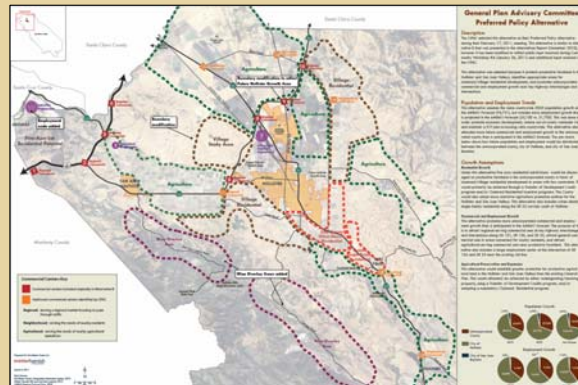
- Supports the program as written, does not recommend any change.
- Does not want the 2035 General Plan to further define sending and receiving areas.

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Transfer of Development Credit Program

Question for the Board

5. Are there aspects of the TDC program that need to be further addressed in the 2035 General Plan?



ITEM E

GPAC Preferred Policy Alternative

GPAC Preferred Policy Alternative

Planning Commission Input

- 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 including some agriculture-related industrial uses in agricultural areas.



GPAC Preferred Policy Alternative

Planning Commission Input *(continued)*

- Recommends addressing former Rancho San Benito site in some fashion (possible new village area).
- Encourages more opportunities for regional commercial growth, particularly along 101 and at the intersection of 156/25.



GPAC Preferred Policy Alternative

Planning Commission Input *(continued)*

- 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 a wine industry/tourism overlay on Cienega Road and San Juan Canyon Road.



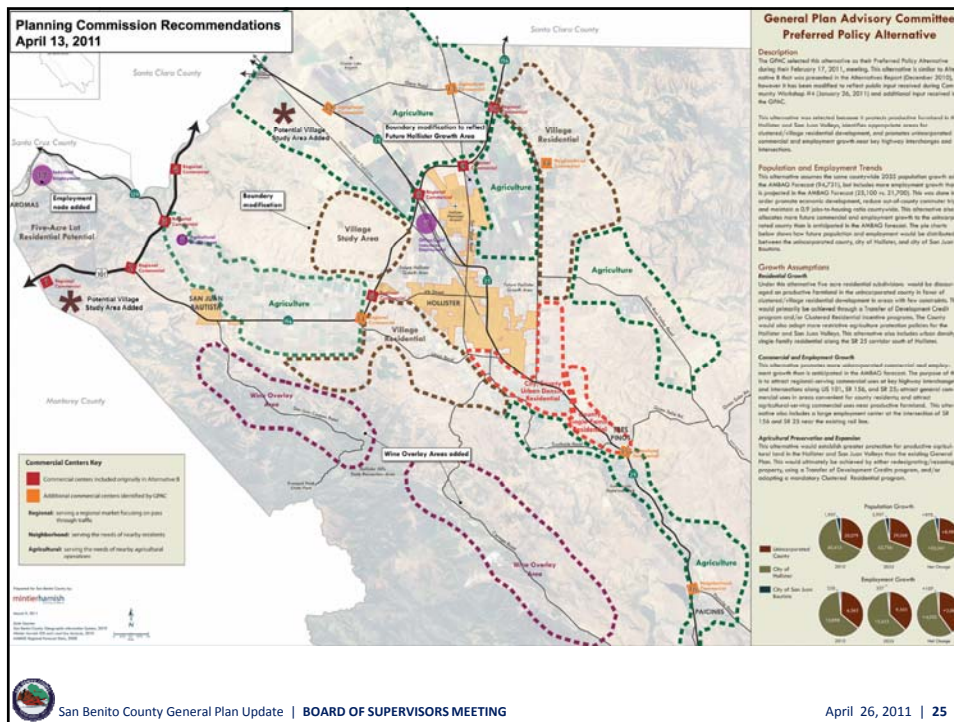
GPAC Preferred Policy Alternative

Planning Commission Input *(continued)*

- Recommends including industrial/employment in the northwest corner of the county near quarry and railroad tracks (noted as #17 on the diagram).

Note: Planning Commission recommended edits are included in the Board of Supervisors meeting packet. The are identified on the GPAC Preferred Policy Alternative with white text boxes.





GPAC Preferred Policy Alternative

Questions for the Board

6. Does the Board agree with the overall themes of the GPAC Preferred Policy Alternative?
7. Does the Board agree with the location/ types of uses depicted on the diagram?
8. Does the Board agree with the changes recommended by the Planning Commission?

Next Steps

Next Steps

- Staff and the consultants will use the input received today to prepare draft goals, policies, and programs, and draft Land Use and Circulation Diagrams.



Next Steps

Fiscal Impact Analysis.....	June
Public Draft 2035 General Plan.....	August
Draft Environmental Impact Report.....	August
Public Review and Comment Period.....	August - September
2035 General Plan Adoption.....	December



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