

General Plan Amendments Ordinance Cont'd

Planning Commission Hearing

April 30, 2014

RMA - Planning

Martin Carver, AICP

Management Specialist

Long Range Planning



Recap

- Hearing continued from April 9, 2014
- Ordinance refined in response to comments
- RMA and County Counsel worked closely
- Reminders:
 - Applies only to inland areas
 - Implements GP Policies LU-9.6 and LU-9.7
- Asking for recommendation to Board of Supervisors



Proposed Revisions

- Revisions are shown in underline and ~~strikeout~~
- §21.91.030 (revised)
 - LUACs and early assessment
 - Planning Commission role in early assessment



Proposed Revisions

- §21.91.040 (new section)
 - Comprehensive, cumulative, and timely review
- §21.91.060 (revised)
 - Reference to Evaluation Criteria of §21.91.050



Public Comments

- Phone call from Ms. Lynn Learch
 - Noise from neighboring residential uses in North County
- Phone call from Ms. Luana Conley
 - Noise from neighboring residential uses in Carmel
- Letter from Mr. Thomas Ponleithner
 - Animal noise in Carmel Valley



Recommendations

- Staff recommends:
 - Find the ordinance statutorily exempt; and
 - Adopt the ordinance



Slides from April 9th



Early Assessment

- Early assessment before hearing
- Presented to PC
- No guarantee of ultimate outcome
- No CEQA required for early assessment
- No limits on frequency



Criteria for Approval

- Not in conflict with General Plan
- Demonstrable error or oversight
- Change of facts or circumstances
- Better carries out overall goals and policies
- Reviewed in a comprehensive, cumulative, timely manner



Hearing Process

- Two times each year
 - PC in February and August
 - BOS in April and October
- Amendments maybe grouped
- Hearing continuance without restriction
- Reapplication after one year



Applicability

- Amendments may be initiated by:
 - Property Owner – Map Amendment
 - Any Individual – Text Amendment
 - Resolution of PC or BOS
- Does not apply to:
 - Comprehensive Update
 - Emergencies
 - Citizen Initiative

