

EXHIBIT J
RECOMMENDED RESOLUTION
GENERAL PLAN AMENDMENTS

Before the Planning Commission in and for the
County of Monterey, State of California

Resolution No. _____)
Resolution of the Monterey County)
Planning Commission Recommending that)
the Monterey County Board of Supervisors)
Amend the Monterey County General)
Plan Policy Nos. 26.1.9 and Commercial)
Land Use Policy A-1)

Amendments to the Monterey County General Plan came on for public hearing on November 17, 2004 and July 13, 2005. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission forwards the following recommendations to the Board of Supervisors with reference to the following facts:

I. RECITALS

1. Section 65300 et seq. of the California Government Code requires each county to adopt a comprehensive, long-term General Plan for the physical development of each county.
2. On September 30, 1982, the Board of Supervisors of the County of Monterey ("County") adopted a county-wide General Plan ("General Plan"). On November 20, 2001, the Board of Supervisors adopted a General Plan Amendment to incorporate the provisions of the Fort Ord Reuse Plan that were applicable to the unincorporated area of the former Fort Ord.
3. On December 17, 1984, the Board of Supervisors adopted the Greater Monterey Peninsula Area Plan ("Area Plan") as an amendment to the General Plan.
4. The Area Plan "Land Use Plan" (Figure 11) provides a graphic representation of the general distribution, location, extent and intensity of land uses and transportation routes in this planning area.
5. On November 4, 2003, the Board of Supervisors adopted the Monterey County General Plan Housing Element.
6. Pursuant to Government Code sections 65350 et seq., the County may amend the adopted General Plan provided the County follows certain procedures, including

that the County Planning Commission hold a noticed public hearing and make a written recommendation to the Board of Supervisors on the proposed amendment of the General Plan.

7. Section 65860(a) of the Government Code requires that zoning be consistent with the General Plan.
8. Consistent with the General Plan, the Planning Commission analyzed an application (PLN030204, East Garrison Partners) for a Specific Plan for East Garrison on the former Fort Ord. A draft Specific Plan was prepared and circulated for public review on September 15, 2004.
9. The East Garrison Specific Plan establishes new land use designations that are intended to replace the existing land use designations in the Area Plan and establishes zoning classifications consistent with proposed land use designations in the specific plan area.
10. All policies of the General Plan and the Area Plan have been reviewed by the Planning and Building Inspection Department staff to ensure that the proposed amendments maintain the compatibility and internal consistency of the General Plan and the Area Plan. This level of staff review also ensures that the draft East Garrison Specific Plan is consistent with the General Plan and Area Plan. Appendix B of the Draft Subsequent Environmental Impact Report includes a consistency analysis for the East Garrison Specific Plan and Combined Development Permit as it relates to goals and policies in the Monterey County General Plan and the Greater Monterey Peninsula Area Plan.
11. The Final Environmental Impact Report (Final EIR 04-04) ("FEIR") prepared for the East Garrison Specific Plan Project included and analyzed the environmental impacts associated with the General Plan amendments.
12. On November 17, 2004 and July 13, 2005, the Monterey County Planning Commission held duly noticed public hearings to consider and make recommendations to the Board of Supervisors regarding certification of the FEIR, the proposed General Plan amendments, the proposed East Garrison Specific Plan, proposed related amendments to the County's zoning ordinance, the proposed Combined Development Permit, water allocation, and a proposed ordinance approving a development agreement. At least 10 days before the public hearing, notices of the hearing before the Planning Commission were published in both the Monterey County Herald and the Salinas Californian and were also posted on and near the property and mailed to property owners within 300 feet of the subject property as well as interested parties.
13. Prior to making the recommendation on the General Plan amendments, the Planning Commission reviewed and considered the FEIR, and recommended certification of the FEIR.

II. DECISION

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommends that the Board of Supervisors adopt the following amendments to the Monterey County General Plan:

NOTE: The entire policy for each amendment is included below. Proposed language is underlined. Language proposed for deletion is identified with a ~~strike through~~.

1. **Policy 26.1.9 (General Plan):** Ridgeline Development.

“In order to preserve the County's scenic and rural character, ridgeline development shall not be allowed unless a special permit is first obtained. Such permit shall only be granted upon findings being made that the development as conditioned by permit will not create a substantially adverse visual impact when viewed from a common public viewing area. New subdivisions shall avoid lot configurations which create building sites that will constitute ridgeline development. Siting of new development visible from private viewing areas, may be taken into consideration during the subdivision process.

In areas subject to Specific Plans, the policies and regulations of the applicable Specific Plan shall govern. Each Specific Plan shall address viewshed issues as part of the plan, including but not limited to provisions for setbacks, landscaping, height limits, or open space buffers.

Definition of Ridgeline Development

Development on the crest of a hill which has the potential to create a silhouette or other substantially adverse impact when viewed from a common public viewing area.”

2. **Commercial Land Use Policy A-1** (East Garrison):

“The County of Monterey shall allocate land uses and commercial and office categories adequate to provide goods and services for the needs of its citizens, other Fort Ord jurisdictions and their trade areas. In the absence of a Specific Plan, Commercial land use shall be designated not to exceed the following as follows:

Business Park/Light Industrial

East Garrison District (Polygon 11b): 70 acres, 0.2 FAR, 609,840 feet²

Office/R&D

East Garrison District (Polygon 11b): 25 acres, 0.20 FAR, 217,800 feet²

Convenience/Specialty Retail

East Garrison District (Polygon 11b): 5 acres, 54,461 sq. ft. 75,000 square feet of specialty retail and 100,000 square feet of artists' studio space. The ground floor of live/work units can also be utilized for commercial use.

Square footage limitations shall not apply in areas governed by Specific Plans, so long as the Specific Plan sets forth an alternative allocation of commercial land uses, including office, research/R&D and Convenience/Specialty which total square footage does not exceed the aggregate of commercial square footage set forth above. Such alternative allocations may include hybrids of commercial land uses and residential uses, including but not limited to Live/Work, Town Center, Artists studios, or Mixed Use designations."

Passed and adopted on this 13th day of July, 2005, upon motion of Commissioner _____, seconded by Commissioner _____, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

By _____
DALE ELLIS, SECRETARY

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