

A C T I O N M I N U T E S

MONTEREY COUNTY BOARD OF SUPERVISORS

Thursday, August 29, 2002 at 9:30 a.m.

SCHEDULED MATTERS

9:30 a.m.

1351.450 S-1 Held continued public hearing to provide direction on property owner requests relative to land use designations in the Monterey County 21st Century General Plan Update. **BOARD ACTION:** Chair Potter outlined the parameters for today's hearing on the Monterey County 21st Century General Plan Update. James Colangelo, Assistant County Administrative Officer - Environmental Resource Policy, made a staff presentation to the Board on Infrastructure, Housing and Circulation. The public portion of the hearing was opened to receive public testimony on these portions of the General Plan Update. After receipt of public testimony and Board discussion, Supervisor Johnsen moved to approve the following recommendation:

1. The Inclusionary Housing Program will require that all new residential developments of 3 or more units would include provisions for at least 20% affordable units. Further, depending on the size of the proposed development, those units would have to be affordable to specific household income levels in the following proportions - 6% very low, 6% low, 8% moderate.

Inclusionary Requirements: HOMEOWNER UNITS

SIZE OF DEVELOPMENT	INCLUSIONARY REQUIREMENT	20% REQUIREMENT DISTRIBUTED BY HOUSEHOLD INCOME LEVEL		
		<i>Moderate Income</i>	<i>Low Income</i>	<i>Very Low Income</i>
3-4 Units	Payment of In-Lieu Fee	N.A.	N.A.	N.A.
<u>5 Units</u>	Provide 20% Inclusionary Units	1 unit		
6-10 Units	Provide 20% Inclusionary Units	1 unit	1 unit	
11+ Units	Provide 20% Inclusionary Units	8% (minimum 1 unit)	6% (minimum 1 unit)	6% (minimum 1 unit)

Supervisor Pennycook seconds the motion, and it carries by the following vote, to-wit:

AYES: Supervisors Pennycook, Johnsen and Potter.

NOES: Supervisors Armenta and Calcagno.

ABSENT: None.

After further discussion, upon motion of Supervisor Johnsen, seconded by Supervisor Pennycook, and unanimously carried, the Board approved the following additional recommendation:

2. Approves the draft Workforce Incentive Program and referred the program to the Housing Advisory Committee and private/non-profit housing developers for review and comment. The following guidance is given in the referral process: examples of incentives for affordable housing include density bonus, as long as the quality is maintained and it is feasible; special handling permit processing should be included only if it is realistic and not at the expense of other applicants; development fees can be deferred, but not forgiven; development standards need to be reviewed, and must be specific in terms of parking, parks and other amenities that will be provided with these developments; second units will be considered, but should be limited by infrastructure as are other types of development.

Upon the motion of Supervisor Johnsen, seconded by Supervisor Armenta, and unanimously carried, the Board deferred action on the remaining staff recommendations, concerning the housing allocation distribution by Planning Area to be used in the Housing Element; and establishment of an Affordable Housing Overlay Designation as part of the General Plan Program, until the end of this series of public hearings. The infrastructure and circulation components are also trailed, to be incorporated into the process.

A revised schedule of continued public hearing on the Monterey County General Plan Update, outlining the areas for receipt of public testimony, is distributed to the Board and to members of the audience.

Mr. Colangelo makes a presentation to the Board on the proposed community area boundaries, and on the proposed rural center boundaries.

Following Board discussion, the meeting is continued to Tuesday, September 3, 2002 at 1:40 p.m. to receive public comment on the North County Area, which includes the Castroville Community Area, Pajaro Community Area, Las Lomas Rural Center, Moss Landing Rural Center, Aromas Rural Center, and the Prunedale Rural Center

ORDER FOR ADJOURNMENT TO TUESDAY, SEPTEMBER 3, 2002 AT 9:30 A.M.

APPROVED:

Chair

ATTEST:

SALLY R. REED,
Clerk of the Board

By: _____
Deputy

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