

DRAFT MOTION for Planning Commission's Consideration

October 16, 2014

The Planning Commission requests the Draft Meyers Area Plan be revised as follows for the purposes of environmental review:

1. Allow a maximum building height of _____ to best meet the objectives and policies in the Area Plan to balance building design and scenic quality
2. Allocate Commercial Floor Area as follows to best meet the objectives and policies in the Area Plan:
 - a. Maintain the CFA allocations in the 2nd Draft Area Plan, **OR**
 - b. Maintain the CFA allocations in the 3rd Draft Area Plan, **OR**
 - c. Allocate the County's CFA free of charge on a first come, first served basis, **OR**
 - d. Allocate the County's CFA for a fee on a first come, first served basis, where the funds would pay for capital improvements and maintenance in Meyers
3. Allow Density of _____ units per acre for Hotels & Motels (TAUs) to best meet the objectives and policies in the Area Plan to promote a walkable, bikeable community while keeping Meyers rural
4. Allow Land Use Designations as follows:
 - a. Keep the Community Center Land Use designation as drafted in the 2nd and 3rd Draft Area Plan, **OR**
 - b. Maintain the three Special Land Use Areas in the Meyers Community Plan
5. Allow the Community Incentive Program as follows:
 - a. Reestablish the Top Tier of the Community Incentive Program per the 2nd Draft Area Plan, **OR**
 - b. Remove the Top Tier of the Community Incentive Program per the 3rd Draft Area Plan
6. Allow the Meyers Advisory Council (MAC) as follows:
 - a. Formalize the MAC either as an elected Municipal Advisory Committee or as an appointed body by the County's Board subject to the Brown Act, **OR**
 - b. The MAC will remain a less formal body not subject to the Brown Act
7. Zone the CTC Asset Lands parcels as follows:
 - a. Maintain the zoning as proposed in the 3rd Draft Area Plan for the nine CTC Asset Lands parcels, **OR**
 - b. Zone all nine CTC Asset Lands parcels as Recreation and/or Conservation, **OR**
 - c. Treat CTC parcels the same as adjacent private land, per the 2nd Draft Area Plan
8. Allow support for small businesses as follows:
 - a. Maintain the policies, as proposed in the 3rd Draft Area Plan, to favor redevelopment of existing businesses over undeveloped parcels, **OR**
 - b. Reestablish the policies, as proposed in the 2nd Draft Area Plan to eliminate the above mentioned policy