



Legislation Details (With Text)

File #: 17-0937 **Version:** 2

Type: Agenda Item **Status:** Approved

File created: 8/17/2017 **In control:** Planning Commission

On agenda: 9/28/2017 **Final action:** 9/28/2017

Title: Community Development Services, Planning and Building Department, recommends that the Planning Commission forward a recommendation of approval to the Board of Supervisors for changes to the proposed General Plan Amendment to the biological resources policies, objectives, and implementation measures, and to the proposed Oak Resources Conservation Ordinance that have been made since the Planning Commission hearing on April 27, 2017. The Planning Commission is only considering non-substantive and/or procedural modifications to the General Plan Amendment and Ordinance that were not considered by the Planning Commission on April 27, 2017.

The Planning Commission hearing was closed on April 27, 2017. The public hearing on the proposed Project was closed by the Board of Supervisors on July 18, 2017. The public will be given the opportunity to comment only on the limited proposed modifications to the proposed General Plan Amendment and Ordinance that are being presented to the Planning Commission on this item; however, the public hearings remain closed.

See also Legistar File 12-1203.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2A - Staff Memo PC 9-28-17, 2. 2B - Errata Summary Table with Track Change Pages PC 9-28-17, 3. 2C - Oak Resources Conservation Ordinance No 5061 PC 9-28-17, 4. 2D - Staff's PowerPoint Presentation PC 9-28-17, 5. Public Comment Rcvd 09-26-17 to 09-27-17 PC 9-28-17, 6. A - Exhibit A-Errata Summary Table PC 8-24-17.pdf, 7. B - Exhibit B-Ordinance 5061 PC 8-24-17.pdf, 8. C - Staff Memo 08-23-17 Continuance Request PC 8-24-17, 9. Public Comment Rcvd 08-24-17 PC 8-24-17, 10. Public Comment Rcvd 08-21-17 PC 8-24-17

Date	Ver.	Action By	Action	Result
9/28/2017	2	Planning Commission	Approved	Pass
8/24/2017	1	Planning Commission	Continued	Pass

Community Development Services, Planning and Building Department, recommends that the Planning Commission forward a recommendation of approval to the Board of Supervisors for changes to the proposed General Plan Amendment to the biological resources policies, objectives, and implementation measures, and to the proposed Oak Resources Conservation Ordinance that have been made since the Planning Commission hearing on April 27, 2017. The Planning Commission is only considering non-substantive and/or procedural modifications to the General Plan Amendment and Ordinance that were not considered by the Planning Commission on April 27, 2017.

The Planning Commission hearing was closed on April 27, 2017. The public hearing on the proposed Project was closed by the Board of Supervisors on July 18, 2017. The public will be given the opportunity to comment only on the limited proposed modifications to the proposed General Plan Amendment and Ordinance that are being presented to the Planning Commission on this item; however, the public hearings remain closed.

See also Legistar File 12-1203.

DISCUSSION / BACKGROUND

This Legistar File 17-0937 is for the Planning Commission to review additional modifications to the proposed General Plan Amendment and proposed Oak Resources Conservation Ordinance (Ordinance) made after the Planning Commission hearing on April 27, 2017. Legistar File 17-0937 is related to Legistar File 12-1203, the master file for the General Plan Biological Resources Policy Update (Project). At the time when File 17-0937 was created for the Planning Commission agenda for August 24, 2017, File 12-1203 was being updated for the Board of Supervisors agenda for September 12, 2017. Legistar required a new file number to be created.

A minor change was made to General Plan Measure CO-K to remove reference to eliminated Objective 7.4.3. Six sections were revised and seven sections were added in the Ordinance which required renumbering various sections. In addition, other minor changes were made to correct typographic errors and clarify referenced tables.

Changes to the proposed General Plan Amendment and Ordinance that were not previously considered by the Planning Commission are required to be referred back to the Planning Commission for recommendation before the Board takes final action, pursuant to Sections 65356 (General Plan Amendments) and 65857 (Zoning Amendments) of the California Government Code.

Attachment 2A is a staff memo which provides a brief background on the proposed Project since the Planning Commission hearing on April 27, 2017, as well as a list of the proposed changes for the Planning Commission to review.

Attachment 2B summarizes and identifies all the proposed changes to the General Plan Conservation and Open Space Element, Oak Resources Management Plan (ORMP), Ordinance, and Draft Environmental Impact Report (EIR) that were made after the Planning Commission's April 27, 2017 hearing. Following the table are only the pages from the Conservation and Open Space Element and ORMP with changes shown in Track Changes made after July 18, 2017. Changes to the ORMP and EIR are included for reference, but are not required to be referred to the Planning Commission. Attachment 2B includes the complete Ordinance with changes shown in Track Changes.

Attachment 2C contains a final draft of the proposed Ordinance.

STAFF RECOMMENDATION

Planning staff is recommending that the Planning Commission forward a recommendation of approval to the Board of Supervisors of the proposed modifications to the biological resources policies, objectives, and implementation measures in the General Plan, and to the proposed Oak Resources Conservation Ordinance that have been made since the Commission hearing of April 27, 2017.

CONTACT

Anne Novotny, Principal Planner, Long Range Planning
Community Development Services, Planning and Building Department