

FROM THE MINUTES OF FEBRUARY 9, 2006

ADDENDUM

WORKSHOP

- a. Discussion between staff and the Planning Commission regarding comprehensive revisions to the Floor Area Ratios (FAR) and other related General Plan policies.

This item was continued from the meeting of January 26, 2006, and was considered after Item 9.a.

Steve Hust said the Agricultural Commission would like to address the Planning Commission at a future meeting on the floor area ratios for agriculture.

Peter Maurer briefly went through his staff report.

Chair Knight asked why we are in this discussion about floor area ratios when there are other requirements in place. Mr. Maurer explained the requirement for floor area ratios.

Commissioner Tolhurst briefly explained how you determine the ratio of parking spaces based on the floor area ratio.

Commissioner Mac Cready would like to hear how the floor area ratio would affect agriculture. Bill Stephens, Agricultural Commissioner, said most of this is regulated by other ordinances and is self regulated. The only thing they could come up with is a possible problem with greenhouses. Commissioner Mac Cready asked if there would be any benefit to having a different floor area ratios for lands in an Agricultural District and for those agricultural lands outside of an Agricultural District. Mr. Stephens said if you are on agricultural property, you should have set regulations.

Mr. Maurer believes the plan is to go back to the Agricultural Commission for further discussion. The discussion will be on a base coverage and language that would trigger a discretionary review.

Commissioner Machado would like to simplify things. Mr. Maurer said the simplest approach would be to eliminate or modify the floor area ratios.

Referring to the staff report, Commissioner Chaloupka said in other areas where there is a floor area ratio there is no maximum impervious surface. Where there is a maximum impervious surface there is no floor area ratio.

Commissioner Machado said he would go somewhat with Tuolumne County and Option 3.

Mr. Stephens commented that currently agriculture is exempt from floor area ratios. He would recommend there be an asterisk by agriculture that states the Agricultural Commission will review all discretionary permits.

Mr. Maurer said staff will come up with a draft amendment, bring it back to the Commission, and begin the environmental process.

Commissioner Tolhurst recommended 50 percent of the ratios used by Tuolumne County.

No action was taken.