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MEMORANDUM

DATE: September 1, 2006 Agenda of: September 14, 2006

TO: Planning Commission Item #: 9.a.

FROM: Steven D. Hust, Principal Planner

SUBJECT: Interim Guidelines for Oak Woodland Policy 7.4.4.4

On August 24, 2006, staff provided a project status report to the Planning Commission and provided a summary of the public comments received concerning key concepts related to the preparation of the Interim Guidelines for Oak Woodland Policy 7.4.4.4, Option A. The Planning Commission directed staff to make revisions, as needed, to the Key Concepts paper and return this matter to the Planning Commission September 14, 2006, with recommendations.

A summary of key issues raised and staff recommendations are provided in the first attachment to this report for review and discussion. The second and third attachments provide revised language for the Key Concepts in both underline-and-strikeout format and in final form. All changes are based upon analysis of public comments received.

Various commenters also requested a process for balancing the requirements of the County's affordable housing policies and minimum density policies with its environmental resource protection policies for discretionary projects involving land divisions. Staff is discussing this with Counsel and will bring a separate report to the Commission on this matter since it involves issues broader in scope than clarification of Policy 7.4.4.4.

Staff recommends that the Planning Commission refer to the revised Key Concepts papers for further consideration and action. At the hearing on September 14, staff will review each recommendation with the Commission and seek direction or acceptance. Staff recommends that the Planning Commission receive further public testimony, review and provide direction on the Key Concepts, and continue this item to September 28, 2006, at which time the Key Concepts will be incorporated into more detailed Interim Guidelines for Planning Commission review and approval.

Attachments:

1. Key Concepts, Issues and Recommendations
2. Key Concepts, Revised Draft in Strikeout and Underline Format
3. Key Concepts, Final Form
4. Summary of Public Comments (previously distributed at 8/24 meeting)

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