# Monterey County Planning Commission

## AGENDA

**Wednesday, February 25, 2009**

Monterey County Government Center – Board of Supervisors Chambers  
168 W. Alisal Street | Salinas, CA 93901 | (831) 755-5025

**Chair:** Keith Vandevere  
**Vice Chair:** Jay Brown  
**Secretary:** Mike Novo

| Jay Brown | Martha Diehl | Nancy Isaksen | Mathew Ottone | Cosme Padilla |
| Steve Pessagno | Don Rochester | Aurelio Salazar, Jr | Juan Sanchez | Keith Vandevere |

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<th>ITEM</th>
<th>PROJECT NAME</th>
<th>PLANNER</th>
<th>FILE NO.</th>
<th>RECOMMENDED ACTION</th>
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<td>I</td>
<td>Roll Call</td>
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<td>9:00 a.m.</td>
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<td>II</td>
<td>Public Comments</td>
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<td>III</td>
<td>Approval of the Minutes: January 14, 2009</td>
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<td>IV</td>
<td>Agenda Additions, Deletions and Corrections</td>
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<td>V</td>
<td>Commissioner Comments, Requests &amp; Referrals</td>
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<td>VI</td>
<td>Action Items</td>
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<td>1</td>
<td>CHAPIN DONALD/BARBARA</td>
<td>QUENGA</td>
<td>PLN080039</td>
<td>REMOVED FROM AGENDA. NO ACTION NEEDED</td>
<td>9:00 a.m.</td>
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<td>2</td>
<td>GENERAL PLAN UPDATE 2007</td>
<td>KNASTER/HOLM</td>
<td>PLN070525</td>
<td>HOLD PUBLIC HEARING ON GENERAL PLAN ELEMENTS AND CONTINUE DISCUSSION REGARDING SCHEDULE FOR FUTURE HEARINGS</td>
<td>9:00 a.m.</td>
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**VII** OTHER MATTERS:  
**VIII** DEPARTMENT REPORT  
**IX** ADJOURNMENT

The Recommendation Action section indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Planning commission's alternative actions on any matter before it.

**DOCUMENT DISTRIBUTION:** Documents relating to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting are available for public inspection at the front counter of the Resource Management Agency – Planning and Building Services Departments, Monterey County Government Center, 168 W. Alisal Street, 2nd Floor, Salinas, CA. Documents distributed by County staff at the meeting of the Planning Commission will be available at the meeting.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132). And the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a request for disability-related modification or accommodation, including auxiliary aids or services may be made by a person with a disability who requires a modification or accommodation in order to participate in the public meeting or if you have any questions about any of the items listed on this agenda please call the Monterey County Resource Management Agency - Planning and Building Services Department at (831) 755-5025.
1. 9:00AM  Project Name: CHAPIN DONALD D JR & BARBARA
    File Number: PLN080039
    Situs Location: PRESTON ST & AXTELL ST CASTROVILLE
    Planning Area: NORTH COUNTY (NON-COASTAL AREA)
    Project Planner: ANNA QUENGA
    Environmental Status: ADDENDUM
    Project Description: THE REZONINGOF PORTIONS NORTHEAST OF THE DAVIS STREET RIGHT OF WAY FROM MDR/1-Z (MEDIUM DENSITY RESIDENTIAL) TO HDR/18 (HIGH DENSITY RESIDENTIAL, 18 UNITS PER ACRE); A COMBINED DEVELOPMENT PERMIT AND GENERAL DEVELOPMENT PLAN CONSISTING OF: 1) A VESTING TENTATIVE MAP TO ALLOW THE MERGER AND RE-SUDIVISION OF EIGHT LEGAL lots OF RECORD RANGING IN SIZE FROM 0.115 TO 1.531 ACRES, RESPECTIVELY. CONSISTING OF: ONE PARCEL (PARCEL "B" - APPROXIMATELY 3.391 ACRES) FOR A 59 UNIT APARTMENT COMPLEX, AND SIX RESIDENTIAL PARCELS (PARCELS "C - H" - APPROXIMATELY 0.125 ACRE EACH) ; ONE PARCEL (PARCEL "A" - 0.161 ACRES) TO SEPARATE/SUBDIVIDE AN EXISTING SINGLE FAMILY DWELLING, WITH A WELL LOT (0.046 ACRE) AND A COASTAL DEVELOPMENT PERMIT FOR THE CREATION OF A 0.466 ACRE REMAINDER PARCEL TO BE PLACED IN SCENIC EASEMENT AND DEDICATED AS VISUAL OPEN SPACE AND ;2) A USE PERMIT TO ALLOW THE CONSTRUCTION OF A 59 UNIT APARTMENT COMPLEX CONSISTING OF 58 UNITS, A 935 SQUARE FOOT MANAGERS UNIT, AND A 1,415 SQUARE FOOT RESIDENTS CENTER ON PARCEL "B" AND GRADING (APPROXIMATELY 3,500 CUBIC YARDS OF CUT AND 10,800 CUBIC YARDS OF FILL). THE PROJECT IS LOCATED ON THE NORTHERN CORNER OF AXTELL STREET AND PRESTON STREET AND AREAS NORTH AND WEST OF DAVIS STREET, CASTROVILLE (ASSESSOR'S PARCEL NUMBERS 030-041-001-000, 030-041-003-000, 030-041-004-000, 030-041-005-000, 030-041-008-000, 030-011-009-000 AND 030-011-011-000), CASTROVILLE COMMUNITY PLAN AREA.
    Recommended Action: REMOVED FROM AGENDA; NO ACTION RECOMMENDED

2. 9:00AM  Project Name: GENERAL PLAN UPDATE 2007
    File Number: PLN070525
    Situs Location: COUNTY-WIDE
    Planning Area: County-Wide
    Project Planner: KNASTER/HOLM
    Environmental Status: DRAFT ENVIRONMENTAL IMPACT REPORT PREPARED
    Recommended Action: HOLD PUBLIC HEARING ON GENERAL PLAN ELEMENTS AND CONTINUE DISCUSSION REGARDING SCHEDULE FOR FUTURE HEARINGS