# Monterey County Planning Commission

## AGENDA

**Wednesday, March 11, 2009**

Monterey County Planning Commission

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 Isakson | 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 Roll Call</td>
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<td>9:00AM</td>
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<td>II Public Comments</td>
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<td>III Approval of the Minutes: January 28, 2009</td>
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<td>IV Agenda Additions, Deletions and Corrections</td>
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<td>V Commissioner Comments, Requests &amp; Referrals</td>
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| VI CLOSED SESSION: The Commission will confer with legal counsel on the following matter:  
   1. Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9: Number of cases – 1, regarding the consideration of the Carlsen Estates Subdivision. | | | | | 9:00AM |
| VII Action Items | | | | | |
| 1 CARLSEN ESTATES | KINISON-BROWN | PLN000196 | RECEIVE STATUS REPORT AND CONTINUE PUBLIC HEARING | 9:00AM |
| 2 SJR LLC | NICHOLSON | PLN070631 | ADOPT MITIGATED NEGATIVE DECLARATION WITH MITIGATION MONITORING PLAN AND APPROVE PROJECT | 9:00AM |

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## PLEDGE OF ALLEGIANCE

**I Roll Call**  
9:00AM

**II Public Comments**  
9:00AM

**III Approval of the Minutes: January 28, 2009**  
9:00AM

**IV Agenda Additions, Deletions and Corrections**  
9:00AM

**V Commissioner Comments, Requests & Referrals**  
9:00AM

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1. Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9: Number of cases – 1, regarding the consideration of the Carlsen Estates Subdivision.  
9:00AM

**VII Action Items**

1. CARLSEN ESTATES  
   
   **KINISON-BROWN**  
   **PLN000196**  
   **RECEIVE STATUS REPORT AND CONTINUE PUBLIC HEARING**  
   **9:00AM**

2. SJR LLC  
   
   **NICHOLSON**  
   **PLN070631**  
   **ADOPT MITIGATED NEGATIVE DECLARATION WITH MITIGATION MONITORING PLAN AND APPROVE PROJECT**  
   **9:00AM**
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<td>3</td>
<td>MOHSIN-SAMOSKE</td>
<td>SCHUBERT</td>
<td>PLN980516</td>
<td>MAKE RECOMMENDATION TO BOARD OF SUPERVISORS TO CERTIFY EIR, APPROVE GENERAL PLAN AMENDMENTS AND REZONE, AND APPROVE PROJECT.</td>
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<td>4</td>
<td>PROPOSED ORDINANCE TO AUTHORIZE PROPERTY TAX REDUCTIONS FOR QUALIFIED HISTORIC PROPERTIES</td>
<td>ONCIANO</td>
<td>PLN080298</td>
<td>CONTINUE PUBLIC HEARING APRIL 8TH, 2009</td>
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<td>5</td>
<td>ROAD ABANDONMENT</td>
<td>MASON / ALINIO</td>
<td>PD080767</td>
<td>REPORT TO BOARD OF SUPERVISORS AS TO CONFORMITY WITH GENERAL PLAN</td>
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**VIII** OTHER MATTERS:

**IX** DEPARTMENT REPORT

**X** ADJOURNMENT

**XI** ADJOURNMENT TO SPECIAL MEETING

| 6 | ANNUAL JOINT MEETING OF PLANNING COMMISSION AND LUAC | HOLM | PD090198 | (SEE SEPARATE MEETING AGENDA) | 1:30PM |

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. CARLSEN ESTATES
File Number: PLN000196
Situs Location: 60 & 80 CARLSEN RD SALINAS
Planning Area: NORTH COUNTY (NON-COASTAL AREA)
Project Planner: TAVEN KINISON BROWN
Environmental Status: ENVIRONMENTAL IMPACT REPORT PREPARED
Project Description: CONTINUED FROM 1/14/09. REVISED CARLSEN ESTATES SUBDIVISION PROPOSAL (FINAL REVISION DATED 08/19/08; FIVE PLAN SHEETS WITH REVISIONS 10, 13, 12, 10, AND 11 RESPECTIVELY). THE PROPOSAL IS A COMBINED DEVELOPMENT PERMIT REQUEST CONSISTING OF: 1) A STANDARD SUBDIVISION VESTING TENTATIVE MAP FOR THE DIVISION OF THREE PARCELS TOTALING APPROXIMATELY 95.5 ACRES INTO 33 RESIDENTIAL LOTS RANGING IN SIZE FROM 1.02 ACRES TO 13.29 ACRES; AND 2) USE PERMIT FOR REMOVAL OF APPROXIMATELY 302 OAKS OVER 6 INCHES IN DIAMETER FOR ROAD AND DRIVEWAY CONSTRUCTION AND ADDITIONAL OAKS FOR SEPTIC AND BUILDING ENVELOPE AREAS; AND 3) USE PERMIT FOR THE EXPANSION OF A PUBLIC WATER SYSTEM. DEVELOPMENT OF THE PROJECT WOULD REQUIRE APPROXIMATELY 8,600 CUBIC YARDS OF GRADING (4,300 CUBIC YARDS OF CUT AND 4,300 CUBIC YARDS OF FILL.) THE PROPERTY IS LOCATED SOUTHERLY OF BERTA CANYON ROAD, EAST OF HIGHWAY 101, SALINAS (ASSESSORS PARCEL NUMBERS 125-051-005-000, 125-051-008-000 AND 125-051-017-000), PRUNEDALE AREA, NORTH COUNTY NON-COASTAL ZONE.
Recommended Action: RECEIVE STATUS REPORT AND CONTINUE PUBLIC HEARING
Project Name: SJR LLC
File Number: PLN070631
Situs Location: 11300 COMMERCIAL PKWY CASTROVILLE
Planning Area: NORTH COUNTY (NON-COASTAL AREA)
Project Planner: BRITTANY NICHOLSON
Environmental Status: MITIGATED NEGATIVE DECLARATION PREPARED
Project Description: USE PERMIT AND GENERAL DEVELOPMENT PLAN TO RELOCATE A CONCRETE & ASPHALT RECYCLING OPERATION FROM 10735 OCEAN MIST PARKWAY IN CASTROVILLE TO THE A&S METAL RECYCLING FACILITY LOCATED ON COMMERCIAL PARKWAY.

UNDER THE GENERAL DEVELOPMENT PLAN, THE FACILITY WILL BE USED TO RECYCLE CONCRETE AND ASPHALT INTO BUILDING/CONSTRUCTION MATERIALS. CRUSHING EQUIPMENT WILL BE USED TO PROCESS THE CONCRETE AND ASPHALT INTO BASE ROCK. THE PRODUCT WILL BE SOLD AND THEN TRANSPORTED OFF SITE. HOURS OF OPERATION TO BE FROM 7:00 AM TO 5:00 PM, SIX DAYS A WEEK. THERE WILL BE A TOTAL OF EIGHT EMPLOYEES ON SITE. 10 STANDARD PARKING SPACES WILL BE PROVIDED. ONE SPECIAL NEEDS PARKING SPACE WILL BE PROVIDED. APPROXIMATELY 300 GALLONS OF WATER WILL BE USED PER DAY FOR THE DEVELOPMENT. THE PROJECT IS LOCATED ON COMMERCIAL PARKWAY, CASTROVILLE (ASSESSOR'S PARCEL NUMBERS 133-491-045-000 & 133-491-017-000), NORTH COUNTY NON-COASTAL AREA.

Recommended Action: ADOPT MITIGATED NEGATIVE DECLARATION WITH MITIGATION MONITORING PLAN AND APPROVE PROJECT
**Monterey County Planning Commission**  
*Wednesday, March 11, 2009*

**Project Name:** MOHSIN - SAMOSKE SUBDIVISION  
**File Number:** PLN980516  
**Situs Location:** 870 & 874 & 884 RIVER RD SALINAS  
**Planning Area:** TORO AREA  
**Project Planner:** BOB SCHUBERT  
**Environmental Status:** ENVIRONMENTAL IMPACT REPORT PREPARED  
**Project Description:** CONTINUED FROM 1/28/09. PUBLIC HEARING TO CONSIDER AN ENVIRONMENTAL IMPACT REPORT AND THE FOLLOWING PROJECT:  
1) LOT LINE ADJUSTMENT OF 3.47 ACRES BETWEEN TWO PARCELS REDUCING APN: 167-061-032-000/RIEHL FROM 52.0 ACRES TO 48.53 ACRES AND INCREASING APN: 167-061-033-000/MOHSIN FROM 245.51 ACRES TO 249.0 ACRES.  
2) GENERAL PLAN/TORO AREA PLAN AMENDMENT: A) AMEND LAND USE MAP FOR 17-ACRES (APN 167-061-029-000/SAMOSKE) FROM FARMLAND/40 ACRE MINIMUM (F/40) TO LOW DENSITY RESIDENTIAL WITH A SPECIAL TREATMENT AREA (STA) OVERLAY; AND B) AMEND LAND USE MAP FOR THE LOWER 55 ACRES OF A 249-ACRE PARCEL (APN 167-061-033-000/MOHSIN) FROM PERMANENT GRAZING/40 ACRE MINIMUM (PG/40) TO LOW DENSITY RESIDENTIAL WITH A STA OVERLAY; C) DESIGNATE THE ENTIRE 266 ACRES OF LAND AS A STA; AND D) ADOPT TORO AREA PLAN POLICY 30.1.1.2(T), ESTABLISHING LANGUAGE FOR A STA OVERLAY THAT WOULD GENERALLY ALLOW A MAXIMUM OF 14 NEW SINGLE-FAMILY RESIDENTIAL LOTS ON THE LOWER 72 ACRES WITH AGRICULTURAL BUFFERS AND THE UPPER 194 ACRES WOULD REMAIN PERMANENT GRAZING.  
3) ZONE CHANGE: A) CHANGE THE UNDERLYING ZONING DESIGNATION OF 17 ACRE PARCEL (APN 167-061-029-000/SAMOSKE) FROM F/40-D TO LDR/5-VS; AND B) CHANGE THE UNDERLYING ZONING DESIGNATION OF THE LOWER 55 ACRES OF A 249-ACRE PARCEL (APN 167-061-033-000/MOHSIN) FROM PG/40-D TO LDR/5-VS WITH 194 ACRES REMAINING PG/40.  
4) COMBINED DEVELOPMENT PERMIT CONSISTING OF: A) STANDARD SUBDIVISION TO SUBDIVIDE ONE 17-ACRE PARCEL (APN 167-061-029-000/SAMOSKE INTO THREE PARCELS CONSISTING OF 6.0 ACRES (PARCEL A), 5.0 ACRES (PARCEL B) AND 6.0 ACRES (PARCEL C) AND SUBDIVIDE ONE 249.0 ACRE PARCEL (APN 167-061-033-000/MOHSIN) INTO 11, 5-ACRE PARCELS (LDR/5) PLUS ONE REMAINDER PARCEL TOTALING 194 ACRES (PG/40). THE PROPOSED SUBDIVISION INCLUDES AGRICULTURAL BUFFER PLANS FOR REDUCED AGRICULTURAL BUFFERS B) ADMINISTRATIVE PERMIT PURSUANT TO SECTION 21.14.040.G TO ALLOW A SMALL WATER SYSTEM WITH 14 CONNECTIONS.  

**Recommended Action:** MAKE RECOMMENDATION TO BOARD OF SUPERVISORS TO CERTIFY EIR, APPROVE GENERAL PLAN AMENDMENTS AND REZONE, AND APPROVE PROJECT.
### 4. **MILLS ACT ORDINANCE**

- **Time:** 10:00AM
- **Project Name:** MILLS ACT ORDINANCE
- **File Number:** PLN080298
- **Situs Location:** COUNTY-WIDE
- **Planning Area:** County-Wide
- **Project Planner:** JACQUELINE ONCIANO
- **Project Description:** ORDINANCE IMPLEMENTING CALIFORNIA GOVERNMENT CODE SECTION 50280 ET SEQ., AUTHORIZING REAL PROPERTY TAX REDUCTIONS FOR OWNERS OF CERTAIN QUALIFIED HISTORIC PROPERTIES WITHIN THE UNICORPORTATED AREAS OF MONTEREY COUNTY. REFERRED TO AS THE MILLS ACT ORDINANCE
- **Recommended Action:** CONTINUE PUBLIC HEARING APRIL 8TH, 2009

### 5. **ROAD ABANDONMENT**

- **Time:** 10:30AM
- **Project Name:** ROAD ABANDONMENT
- **File Number:** PD080767
- **Situs Location:** HATTON ROAD AND MOUNTAIN VIEW AVENUE
- **Planning Area:** CARMEL AREA
- **Project Planner:** STEVE MASON/CHAD ALINIO
- **Environmental Status:** CATEGORICALY EXEMPT
- **Project Description:** PROPOSED ABANDONMENT OF 2.152 SQ. FT. OF THE NORTHEAST CORNER OF HATTON ROAD AND MOUNTAIN VIEW AVENUE.
- **Recommended Action:** CONTINUE PUBLIC HEARING APRIL 8TH, 2009

### 6. **ANNUAL JOINT MEETING OF PLANNING COMMISSION AND LUAC**

- **Time:** 1:30PM
- **Project Name:** ANNUAL JOINT MEETING OF PLANNING COMMISSION AND LUAC
- **File Number:** PD061173
- **Situs Location:** COUNTY-WIDE
- **Planning Area:** County-Wide
- **Project Planner:** CARL HOLM
- **Environmental Status:** N/A
- **Project Description:** CONSIDER AMENDMENTS TO THE MONTEREY COUNTY LAND USE ADVISORY COMMITTEE PROCEDURES (PD030021) COUNTY-WIDE.
- **Recommended Action:** SEE SEPARATE SPECIAL MEETING AGENDA
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