Monterey County Planning Commission

AGENDA
Wednesday, January 13, 2010

Monterey County Government Center – Board of Supervisors Chambers
168 W. Alisal Street
Salinas, CA 93901
9:00 a.m.

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

Commissioners:
Paul C. Getzelman
Jay Brown
Nancy Isakson
Matthew Ottone
Don Rochester
Cosme Padilla
Aurelio Salazar, Jr
Juan Sanchez
Martha Diehl
Keith Vandevere

PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

D. APPROVAL OF MINUTES: October 28, November 18, and December 9, 2009

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00 AM - CASTROVILLE COMMUNITY PLAN AMENDMENT AND REZONING - PLN090014
   PROJECT LOCATION: CASTROVILLE. PLANNING AREA: NORTH COUNTY NON-COASTAL. PROJECT PLANNER: ANNA QUENGA. ENVIRONMENTAL STATUS: CONSIDER PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT. PROJECT DESCRIPTION:
   HEARING CONTINUED FROM DECEMBER 9, 2009. PUBLIC HEARING TO CONSIDER RECOMMENDATION TO BOARD OF SUPERVISORS TO: 1) AMEND SECTION 21.08 OF THE MONTEREY COUNTY ZONING ORDINANCE TO CREATE A NEW COMMUNITY PLAN ZONING DISTRICT (CP) TO APPLY COMMUNITY PLAN DEVELOPMENT STANDARDS TO AREAS OF THE COUNTY FOR WHICH A COMMUNITY PLAN HAS BEEN ADOPTED; 2) AMEND THE SECTIONAL ZONING DISTRICT MAP 21-104 TO REZONE THE CASTROVILLE COMMUNITY PLAN INLAND AREAS FROM THEIR FORMER ZONING TO A "CP" DISTRICT; AND 3) ADOPT A GENERAL PLAN AMENDMENT TO AMEND THE CASTROVILLE COMMUNITY PLAN (CCP) AS APPLIED TO THE INLAND AREA TO ADOPT CCP DESIGN GUIDELINES AND SITE
DEVELOPMENT STANDARDS AS APPENDICES TO THE CASTROVILLE COMMUNITY PLAN. THE PROPERTIES ARE LOCATED WITHIN THE CASTROVILLE COMMUNITY PLAN BOUNDARY, INLAND AREA. **RECOMMENDED ACTION:** RECOMMEND APPROVAL TO BOARD OF SUPERVISORS.

2. **9:00 AM - HOLMAN RANCH HOLDINGS LLC - PLN080450**
   **PLANNING AREA:** CARMEL VALLEY MASTER PLAN. **PROJECT PLANNER:** PAULA BRADLEY. **ENVIRONMENTAL STATUS:** MITIGATED NEGATIVE DECLARATION. **PROJECT DESCRIPTION:** HEARING CONTINUED FROM DECEMBER 9, 2009. COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A USE PERMIT FOR A 3,330 SQUARE FOOT AGRICULTURAL PROCESSING PLANT FOR A WINERY PRODUCING UP TO 5,000 CASES PER YEAR, A 3,050 SQUARE FOOT WINE STORAGE CAVE, A 240 SQUARE FOOT EQUIPMENT STORAGE BUILDING; 2) A USE PERMIT FOR THE REMOVAL OF NINE PROTECTED OAK TREES; 3) A USE PERMIT FOR DEVELOPMENT ON SLOPES IN EXCESS OF 30%; 4) AN ADMINISTRATIVE PERMIT FOR DEVELOPMENT IN A SITE PLAN REVIEW DISTRICT; 5) DESIGN APPROVAL. A NEW SMALL WATER SYSTEM WAS INSTALLED AND GRADING IS APPROXIMATELY 3,960 CUBIC YARDS (1,980 CUBIC YARDS CUT AND 1,980 CUBIC YARDS FILL, BALANCED ON-SITE). THE PROPERTY IS LOCATED AT 60 HOLMAN ROAD, CARMEL VALLEY (ASSSESSOR’S PARCEL NUMBER 187-481-001-000) CARMEL VALLEY MASTER PLAN AREA. **RECOMMENDED ACTION:** ADOPT MITIGATED NEGATIVE DECLARATION WITH MITIGATION MONITORING PLAN AND APPROVE PROJECT.

3. **10:00 AM - GENERAL PLAN 2007 - PLN070525**
   **PROJECT PLANNER:** ALANA KNASTER AND CARL HOLM. **ENVIRONMENTAL STATUS:** DRAFT ENVIRONMENTAL IMPACT REPORT PREPARED. **PROJECT DESCRIPTION:** DISCUSS SCHEDULE AND PROCESS FOR FUTURE HEARINGS ON GENERAL PLAN UPDATE. **RECOMMENDED ACTION:** PROVIDE DIRECTION TO STAFF.

4. **10:00 AM - MONTEREY COUNTY PLANNING COMMISSION - PD070806**
   **PROJECT LOCATION:** N/A. **PROJECT PLANNER:** MIKE NOVO. **ENVIRONMENTAL STATUS:** NOT APPLICABLE. **PROJECT DESCRIPTION:** PLANNING COMMISSION NOMINATING COMMITTEE. **RECOMMENDED ACTION:** CHAIR TO APPOINT NOMINATING COMMITTEE.

G. **OTHER MATTERS: SOUTH COAST LUAC:** Resignation - Kathleen Novoa

H. **DEPARTMENT REPORT**

I. **ADJOURNMENT**

The Recommended Action 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.

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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.

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