Monterey County Planning Commission

AGENDA

Wednesday, April 30, 2014

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

Chair: Luther Hert  Vice-Chair: Martha Diehl  Secretary: Mike Novo

Commissioners:
Paul C. Getzelman  Cosme Padilla
Jay Brown  Aurelio Salazar, Jr
Amy Roberts  Jose Mendez
Luther Hert  Martha Diehl
Don Rochester  Keith Vandevere

PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

D. APPROVAL OF MINUTES: None

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00 AM - MARINA-SALINAS MULTIMODAL CORRIDOR PLAN – TRANSPORTATION AGENCY OF MONTEREY COUNTY (TAMC) PRESENTATION

Project Presenters: Ariana Green, Transportation Agency of Monterey County/Carl Holm, Deputy Director, Resource Management Agency. Project Description: Receive an update from the Transportation Agency for Monterey County (TAMC) on the Marina-Salinas Multimodal Corridor Plan and recommend a preferred corridor alignment for consideration by the Board of Supervisors. Recommended Action: Recommend support of the preferred alignment by the Board of Supervisors

2. 9:00 AM - COUNTY OF MONTEREY RESOURCE MANAGEMENT AGENCY – PLANNING – AMEND TITLE 21 - REF130051

Project Planner: Grace Bogdan. Environmental Status: Categorical Exemption. Project Description: CONTINUED FROM APRIL 9, 2014. Ordinance amending Title 21 (non-coastal zoning ordinance) of the Monterey County Code to: 1) remove
subsections that allow the exploration for and removal of oil and gas with a use permit in residential districts; 2) change the appropriate hearing body from the Zoning Administrator to the Planning Commission for permits proposing the exploration for and removal of oil and gas; 3) require a use permit for the utilization of well stimulation treatments on new and existing wells; and 4) define new terms. This ordinance applies to the non-coastal unincorporated area of the County of Monterey. **Recommended Action:** Recommend Adoption to the Board of Supervisors.

3. **9:00 AM - MEADOWS COMMUNITY ASSOCIATION (CALIFORNIA-AMERICAN WATER) — PLN080527**

   **Project Planner:** David Mack. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** Combined Development Permit consisting of: 1) Use Permit for the replacement of two existing 55,000 gallon water storage tanks with two 200,000 gallon water storage tanks; 2) Administrative Permit for development within a Visual Sensitivity (VS) Zoning District; 3) Use Permit for development on slopes in excess of 25%; and 4) Tree Removal Permit to allow the removal of two Oak (8" and 20") trees. The property is located off of Paseo Privado, Salinas (Assessor's Parcel Number 161-211-013-000), Toro Area Plan. **Recommended Action:** Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Reporting Plan and Approve Project.

4. **9:00 AM - COUNTY OF MONTEREY RESOURCE MANAGEMENT AGENCY – PLANNING - TITLE 21: GENERAL PLAN AMENDMENT ORDINANCE - REF130066**

   **Project Planner:** Martin Carver/Jacqueline Onciano. **Planning Area:** Inland Areas Only. **Environmental Status:** Statutorily exempt. **Project Description:** CONTINUED FROM APRIL 9, 2014. Amend Title 21 (non-coastal zoning ordinance) of the Monterey County Code to add chapter 21.91 (General Plan Amendments) to provide procedures to amend the Monterey County General Plan. The new chapter would limit the number of general plan amendments to two times each year, with certain exceptions. It also requires comprehensive and cumulative review of general plan amendments and provides a process for early assessment of general plan amendments. This ordinance applies to the non-coastal unincorporated area of the County of Monterey. **Recommended Action:** Recommend Adoption to the Board of Supervisors

5. **9:00 AM - COUNTY OF MONTEREY RESOURCE MANAGEMENT AGENCY - PLANNING-WORKSHOP ON NOISE ORDINANCE - REF140008**

   **Project Planner:** Martin Carver/Jacqueline Onciano. **Environmental Status:** Workshop is Statutorily Exempt. **Planning Area:** Inland and Coastal areas. **Project Description:** A public workshop on a proposed ordinance amending Title 10 (Health and Safety) of the Monterey County Code to add regulations for the control of nighttime noise. **Recommended Action:** Conduct workshop and provide direction to staff.

G. **OTHER MATTERS: Appointment – Greater Monterey Peninsula Land Use Advisory Committee** – Kemay T. Eoyang

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.

**BREAKS** will be taken approximately at 10:15 a.m. and 3:00 p.m.

**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 person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the Monterey County Resource Management Agency - Planning Department at (831) 755-5025.

**All documents submitted by the public on the day of the hearing should have no fewer than 16 copies.**
The Planning Commission Clerk must receive all materials for the agenda packet by noon on the Tuesday one week prior to the Wednesday Planning Commission meeting in order for the materials to be included in the agenda packet distributed in advance to the Commission.