Monterey County Planning Commission

AGENDA
Wednesday, May 14, 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

*TECHNICAL DIFFICULTIES. ONLY A PORTION OF THE HEARING IS AUDIBLE*

PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

D. APPROVAL OF MINUTES: April 9, 2014

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00 AM - ALVAREZ JOSE - PLN130237
Project Planner: Steve Mason. Environmental Status: Categorical Exemption.
Project Description: Use Permit to allow the removal of seven (7) Coast live oak trees to allow the construction of a 3,063 square foot single family residence with a 528 square foot attached garage. Grading to consist of approximately 200 cubic yards of cut and approximately 160 cubic yards of fill. The property is located at 17654 Hatchery Hills Court, Salinas (Assessor's Parcel Number 127-441-004-000), North County Area Plan.
Recommended Action: Approve Project.

2. 9:00 AM - WATER WEST CORP - PLN130712
Project Planner: Steve Mason. Environmental Status: Categorical Exemption.
Project Description: Combined Development Permit consisting of: 1) Use Permit for the construction of a 50,000 gallon water tank at an existing water system facility, and; 2) a Use Permit for an 18’ monopole and dish antenna replacing an existing 15’ monopole telecommunication antenna, and; 3) Design Approval for development within a "VS" (Visual Sensitivity) Zoning District. The property is located at 363 Las Lomas Drive, Royal Oaks (Assessor's Parcel Numbers 119-261-027-000 and 119-261-003-000), North County Area Plan. Recommended Action: Approve Project

3. 9:00 AM - HARROD RAY M JR/LINDA MCLAUGHLIN - PLN140082
Project Planner: Dan Lister. Environmental Status: Categorical Exemption. Project Description: Combined Development Permit consisting of: 1) an Administrative Permit and Design Approval to allow the development of a 3,808 square foot single family dwelling within the Visual Sensitivity (“VS”) Zoning Overlay District. The dwelling includes a 968 square foot three-car garage, 116 square foot covered porch, and associated grading (approximately 150 cubic yards cut; 150 cubic yards fill); and 2) a Use Permit to allow the removal of 28 Coast Live Oak trees. The property is located at 25960 Colt Lane, Salinas (Assessor’s Parcel Number 416-122-006-000), Greater Monterey Peninsula Area Plan. Recommended Action: Continue hearing to May 28, 2014.

4. 9:30 AM - COUNTY OF MONTEREY – RIGHT TO FARM ORDINANCE - REF130040
Project Planner: Nadia Amador. Environmental Status: Categorical Exemption. Project Description: CONTINUED FROM APRIL 9, 2014. Right-to-Farm ordinance amending Chapter 16.40 (Protection of Agricultural Activities) of the Monterey County Code in order to implement General Plan Policy No. AG-1.9, which requires increased protection from nuisance claims through strengthening of the "Right-to-Farm" ordinance. Recommended Action: Continue hearing to June 25, 2014

5. 10:00 AM - COUNTY OF MONTEREY – INACTIVE PERMITS ORDINANCE — COASTAL SUBDIVISION ORDINANCE (TITLE 19) AND ZONING ORDINANCE (TITLE 20) – REF120032
Project Planner: Nadia Amador. Planning Area: Coastal Zone Only. Environmental Status: Categorical Exemption. Project Description: Ordinance amending Title 19 (coastal subdivision ordinance) and Monterey County Coastal Implementation Plan, Part 1 (Title 20- coastal zoning) of the Monterey County Code to establish notification and hearing procedures to address inactive discretionary land use permit applications in the coastal unincorporated area of Monterey County. Recommended Action: Recommend Adoption to the Board of Supervisors

6. 10:00 AM - COUNTY OF MONTEREY - GENERAL PLAN AMENDMENT ORDINANCE - TITLE 21: NON – COASTAL ZONING ORDINANCE - REF130066
Project Planner: Martin Carver/Jacqueline Onciano. Planning Area: Inland Areas Only. Environmental Status: Statutory Exemption. Project Description: CONTINUED FROM APRIL 30, 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

7. **10:30 AM - COUNTY OF MONTEREY RESOURCE MANAGEMENT AGENCY - PLANNING-WORKSHOP ON NOISE ORDINANCE - REF140008**  
   **Project Planner:** Martin Carver/Jacqueline Onciano. **Environmental Status:** Statutory Exemption. **Planning Area:** Inland and Coastal areas. **Project Description:** CONTINUED FROM APRIL 30, 2014. 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.