Monterey County Planning Commission

AGENDA
Wednesday, December 8, 2010

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

Chair: Jay Brown  Vice-Chair: Matthew Ottone  Secretary: Mike Novo

Commissioners:
Paul C. Getzelman  Cosme Padilla
Jay Brown  Aurelio Salazar, Jr
Amy Roberts  Juan Sanchez
Matthew Ottone  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: October 13, 2010

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM - MENDOZA PABLO S & ANTONIA A - PLN100305
Project Planner: Steve Mason.  Environmental Status: Categorically Exempt
Project Description: Use Permit (no-fee per Section 21.54.090.1) and Design Approval
for the demolition of an existing 360 square foot garage and 80 square foot shed, and the
construction of a new 441 square foot detached garage.  Materials to consist of wood
siding, banana cream paint (to match existing single family dwelling), and
Timberline-type asphalt shingles.  The property is located at 31 Second Street, Spreckels
(Assessor's Parcel Number 177-033-015-000), Greater Salinas Area Plan.
Recommended Action: Approve Project

2. 9:00AM - OMNI ENTERPRISES LLC - PLN020344
Project Planner: Luis Osorio.  Environmental Status: Environmental Impact Report
prepared.  Project Description: Combined Development Permit consisting of: 1) Use
Permit for development of a new 126,500 square foot shopping center including retail
and office space, 508 parking spaces and landscaping; 2) General Development Plan; 3) Design Approval; and 4) Standard Subdivision Tentative Map to subdivide two existing lots of record (5.3 and 5.6 acres) into seven lots (2.4, 1.3, 1.6, 2.6, 0.9, 0.7 and 1.1 acres respectively). The Applicant also requests Rezoning of the subject property to remove the "B-8" Overlay Zoning District from the property's overall "LC-B-8-D" Zoning Designation. The property is located in the southeast corner of the State Highway 68 and Corral De Tierra Road intersection, Salinas (Assessor's Parcel Numbers 161-571-003-000 & 161-581-001-000), Toro area. **Recommended Action:** Certify Environmental Impact Report, Approve Combined Development Permit for modified project, deny application for tentative map, and recommend denial of removal of B-8 zoning.

3. 1:30 PM – COUNTY OF MONTEREY – SUBDIVISION ORDINANCE (TITLE 19)
   **PROPOSED ORDINANCE TO ELIMINATE SUBDIVISION COMMITTEE – REF100014**
   **Project Planner:** Jacqueline R. Onciano. **Project Description:** Continued from November 10, 2010. Amendment to Title 19 (Subdivision Ordinances for the Coastal and Non-coastal unincorporated areas of the County) of the Monterey County Code to eliminate the Minor and Standard Subdivision Committees and designate the Monterey County Planning Commission as the appropriate authority to consider subdivision applications. The Ordinance will also make corresponding amendments to Title 20 (coastal zoning ordinance) and Title 21 (non-coastal zoning ordinance) to eliminate references to the Subdivision Committee and substitute Planning Commission for Subdivision Committee. **Recommended Action:** Recommend Approval to the Board of Supervisors.

4. 1:30 PM – VENOCO LLC (AVILA SAM TR, ET AL; WARD ROWENA JOANNE, TR; PORTER ESTATES LTD)
   **Project File Nos:** PLN090118; PLN090119; PLN090120 and PLN100632. **Project Planner:** Ramon Montano. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** An Appeal by Steve Craig from the Zoning Administrator’s approval of Use Permits PLN090118, PLN090119, and PLN090120 for Venoco LLC. to drill up to nine (9) exploratory oil and natural gas wells on three separate properties (referred to as sites 34b, 7a, 1b). The three project sites are located along the west side of Highway 101 within the South County Area Plan. The project will require a total of 30,010 cubic yards of grading. The appeal includes a request for the Planning Commission to waive and return the appeal fees to the Appellant. **Recommended Action:** 1) Deny the Appeal Fee Waiver request, 2) Conduct the public hearing; and 3) Continue the hearing to March 30, 2011 to provide an opportunity for additional analysis of issues raised on appeal.

G. OTHER MATTERS: NONE

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.

**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
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