Monterey County Planning Commission

AGENDA
Wednesday, March 27, 2013

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

Chair: Jose Mendez      Vice-Chair: Luther Hert      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.  9:00AM - SEPTEMBER RANCH PARTNERS - PLN110173
Project Planner: Valerie Negrete. Environmental Status: EIR. Project Description:
Extension request of four (4) years, through November 9, 2018 for the previously
approved Combined Development Permit (PLN050001) for the September Ranch
subdivision project consisting of: 1) a Vesting Tentative Map for the subdivision of 891
acres into 73 market-rate residential lots and 22 affordable housing lots (15 inclusionary
and 7 deed-restricted workforce housing lots) for a total of 95 residential lots; a 20.2 acre
existing equestrian facility and accessory structures related to that use (Parcel E); 300.5
acres of common open space (Parcels A & C); 242.9 acres of public open space for
donation/dedication (Parcel D); 250.7 acres of private open space (conservation and
scenic easement) on each lot outside of the building envelope; 6.9 acres of open space
reserved for future public facilities (Parcel B); annexation to the Carmel Area Wastewater
District for sewage disposal; 2) a Use Permit for the public/commercial use of the
equestrian center & stables for a maximum of 50 horses and a maximum water use of 3.0
acre-feet per year; 3) a Use Permit for an on-site water system including new wells, backup well(s), booster pumps, water tanks and piping for fire suppression and residents of the subdivision; 4) a Use Permit for removal of a maximum of 819 protected Coast live oaks; 5) an Administrative Permit for up to 100,000 cubic yards of grading in an "S" (Site Plan Review) Overlay Zoning District for subdivision infrastructure and improvements including, but not limited to, development of roads, water tanks, water system, and drainage detention areas; 6) a Use Permit to allow development on slopes greater than 30 percent for affordable housing on Lots 5 through 11, subdivision infrastructure and division improvements; and 7) an Administrative Permit for affordable housing, equestrian center Caretaker Unit/public office, a tract sales office and a security gatehouse. The property is located approximately 2.5 miles east of Highway 1 on the north side of Carmel Valley Road, between Canada Way and Valley Greens Drive, Mid-Carmel Valley area (Assessor's Parcel Numbers 015-171-010-000; 015-171-012-000; 015-361-013-000; and 015-361-014-000), Carmel Valley Master Plan area. **Recommended Action:** Approve Extension through November 9, 2018 for a previously approved Combined Development Permit

2. **9:00AM - COUNTY OF MONTEREY - REF120081**  
**Project Planner:** David Mack. **Environmental Status:** Exempt. **Project Description:** Review the 2011 Transportation Agency for Monterey County Bicycle and Pedestrian Master Plan for conformity with the 2010 Monterey County General Plan and the Local Coastal Program. **Recommended Action:** Recommend Approval to the Board of Supervisors

3. **9:00AM - COUNTY OF MONTEREY - REF130010**  
**Project Planner:** Nadia Amador. **Environmental Status:** Exempt. **Project Description:** Ordinance amending Title 20 (Monterey County Coastal Implementation Plan, Part 1, Zoning Ordinance) in order to incorporate Cottage Food Operation provisions to conform to changes in State law (AB 1616, The California Homemade Food Act). **Recommended Action:** Continue to hearing of April 10, 2013

4. **9:00AM - COUNTY OF MONTEREY - REF120083**  
**Project Planner:** Nadia Amador. **Environmental Status:** Exempt. **Project Description:** Ordinance amending Title 21 (Monterey County Zoning Ordinance, Inland Areas) in order to incorporate Cottage Food Operation provisions to conform to changes in State law (AB 1616, The California Homemade Food Act). **Recommended Action:** Continue to hearing of April 10, 2013

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.

**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.