Monterey County Planning Commission

AGENDA
Wednesday, September 28, 2011

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

Chair: Paul Getzelman
Vice-Chair: Amy Roberts
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: May 25, 2011

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM - MONTEREY COUNTY SUBDIVISION ORDINANCE - REF100014
   Project Planner: Jacqueline R. Onciano. Project Description: Ordinance to amend 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 certain 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: Continue to the October 26, 2011 Planning Commission hearing.

2. 9:30AM - RANCHO CIELO INC. - PLN110485
   Project Planner: Nadia Amador. Environmental Status: Addendum. Project Description: Amendment to a previously approved Combined Development Permit (PLN080351) for the Rancho Cielo Youth Campus Expansion. The property is located at 710 Old Stage Road, Salinas
3. **10:00AM - SMITH & HOOK - PLN100642**  
**Project Planner:** Paula Bradley.  
**Environmental Status:** Exempt.  
**Project Description:** Administrative Permit to allow development of a 2,500 square foot "Demonstration Culinary Center" as an appurtenant use to an existing winery. The new structure will include a 1,071 square foot room for dining, tasting, meetings, a 382 square foot kitchen, a wine tasting bar and restrooms, plus walk-in refrigerator and service/storage and mechanical equipment areas. Use of the facility is intended for culinary demonstrations, presentations, wine tasting and dining. The facility would be located on Hahn Family Winery, located at 37700 Foothill Road (Assessor's Parcel Numbers 418-341-045-000 & 418-341-050-000), Soledad area, Central Salinas Valley Area Plan.  
**Recommended Action:** Approve Amendment to Combined Development Permit.

4. **11:00AM - BANKER’S DEVELOPMENT GROUP LLC - YORK HIGHLANDS (RESUBDIVISION OF PORTION OF MONTERRA RANCH) - PLN100020**  
**Project Planner:** Delinda Robinson.  
**Environmental Status:** Negative Declaration.  
**Project Description:** A) General Plan Amendment for a portion of Parcel H to change the land use designation in the Greater Monterey Peninsula Area Plan (part of the 2010 Monterey County General Plan) from Public Quasi-Public and Urban Reserve to Rural Density Residential, 10 acres per unit and Urban Reserve; and B) Combined Development Permit consisting of: 1) A Vesting Tentative Map for the re-subdivision of Monterra Ranch Final Map Phases 6, 8 & 10 consisting of the reconfiguration of 24 residential lots (Phase 6: Lot 44 Remainder; Phase 8: Lots 164 - 171; Phase 10: Lots 5-10, 117 -122, Ranch Lots 1, 3 and 4), 3 open space parcels (Phase 8: Parcels A, B & C), 1 scenic easement parcel (Phase 10, Parcel H), and 3 road and utility parcels (Phase 6: Parcel R2; Phase 8: Parcel L; Phase 10: Parcel M); 2) Use Permit for tree removal for subdivision improvements (not for building envelopes); 3) Administrative Permit for grading of less than 131,100 cubic yards (approximately 70,500 cubic yards cut and 60,600 cubic yards fill) in a Visually Sensitive District; and 4) Use Permit for development on slopes greater than 25 percent. The properties are located south of the intersection of State Highway 68 and York Road, Salinas (APNs 259-241-001-000; 259-241-004-000 259-092-072-000; 259-092-075-000; 259-191-023-000; 259-191-024-000 259-211-016-000; 259-231-020-000; 259-231-021-000; 259-231-022-000; 259-231-023-000; 259-231-024-000; 259-231-025-000; 259-231-026-000; 259-231-028-000; 259-251-001-000; 259-251-002-000; 259-251-003-000; 259-251-004-000; 259-251-005-000; 259-251-006-000; 259-251-007-000; 259-251-008-000; 259-251-009-000; 259-251-010-000; 259-251-011-000; 259-251-012-000; 259-251-013-000; 259-251-014-000; and 259-251-015-000 (Note: Listed APNs are a combination of lots of record, Scenic Easement and/or Open Space parcels and roads).Greater Monterey Peninsula Area Plan.  
**Recommended Action:** Recommend that the Board of Supervisors adopt the Negative Declaration, approve the General Plan Amendment, approve the Combined Development Permit, adopt the Mitigation Monitoring Reporting Plan and approve the project.

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**G. OTHER MATTERS: NONE**

**H. DEPARTMENT REPORT**

Monterey County Planning Commission Agenda  
September 28, 2011
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.

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