Monterey County Planning Commission

AGENDA

Wednesday, October 8, 2014

Monterey County Government Center – Board of Supervisors Chambers
168 W. Alisal Street
Salinas, CA 93901
10:00 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 Vandeviere

PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

D. APPROVAL OF MINUTES: August 13, August 27, and September 10, 2014

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00 AM - COUNTY OF MONTEREY - ARCHAEOLOGICAL RESOURCES STANDARDS - REF110065
   Project Planner: Craig Spencer. Environmental Status: Categorical Exemption
   Project Description: CONTINUED FROM JUNE 25, 2014. Ordinance to amend Section 21.66.050 (Archaeological Resources Standards) of Title 21 (non-coastal zoning) of the Monterey County Code to establish new policies and procedures for the protection of archaeological resources and amend Title 2 of the Monterey County Code to add Chapter 2.95 to establish a Native Californian Advisory Panel consistent with 2010 General Plan Goals OS-6 and OS-8. Recommended Action: Receive Status Report and continue the hearing to November 12, 2014
2. 10:00 AM – RECESS PLANNING COMMISSION MEETING AND CONVENE
JOINT MEETING OF MONTEREY COUNTY PLANNING COMMISSION AND
LAND USE ADVISORY COMMITTEES – MONTEREY ROOM – 2ND FLOOR
OF MONTEREY COUNTY GOVERNMENT CENTER (see separate agenda)

12:00 PM  ADJOURN JOINT MEETING AND RECESS TO LUNCH

1:30 PM  RECONVENE PLANNING COMMISSION MEETING–IN BOARD
CHAMBERS

3. 1:30 PM - BOLLENBACHER & KELTON INC (FERRINI RANCH SUBDIVISION)–
PLN040758

Project Planner:  David Mack.  Project Location:  715 Monterey Salinas Hwy, Salinas.
Assessor’s Parcel No(s):  161-011-019-000, 161-011-030-000, 161-011-039-000,
161-011-057-000,161-011-058-000, 161-011-059-000, 161-011-078-000,
161-031-016-000, and 161-031-017-000.  Permit Type:  Standard Subdivision.
Project Description:  Combined Development Permit consisting of: 1) Standard
Subdivision Vesting Tentative Map for the subdivision of approximately 870 acres to into
212 lots including 146 market rate single family residential lots, 23 clustered market rate
residential lots & 43 lots for Inclusionary Housing units; three Open Space parcels of
approximately 600 acres (Parcels A, B, & C), and one agricultural-industrial parcel
(Parcel D) for the future development a gateway/visitor center for the River Road Wine
Corridor; 2) Use Permit for removal of up to 921 protected Oak trees; 3) Use Permit for
development on slopes exceeding 30 percent; a General Plan Amendment to amend the
land use designation of parcel (Parcel D) from Low Density Residential to Agricultural
Industrial; and an amendment to the Zoning Ordinance changing Parcel D from LDR/2.5-
VS (Low Density Residential, 2.5 acres/unit with Visual Sensitivity) to AI-VS
(Agricultural Industrial with Visual Sensitivity).  Recommended Action:  Conduct
hearing, provide direction to staff to bring back a resolution with a recommendation, and
continue hearing to October 29, 2014.

G. OTHER MATTERS:
CACHAGUA LUAC – Appointment:  Diane L Miller
SPRECKELS NDRC – Reappointment:  James R. Riley and Lochlan McVicar
NORTH COUNTY COASTAL LUAC – Reappointment – Ed Centeno
CACHAGUA LUAC – Resignation – Fidela Z. Schneider

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.