Monterey County Planning Commission

AGENDA
Wednesday, March 9, 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: None

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM – COUNTY OF MONTEREY – WILLIAMSON ACT LEGISLATIVE CHANGES
   Project Planner(s): Steve Mason/Jacqueline Onciano.  Project Description: Report on Williamson Act Legislative changes.  Recommended Action: Accept Report

2. 9:00AM - WALWORTH JOHN P & PATRICIA FAYE TRS - PLN100297
   Project Planner: Joe Sidor.  Environmental Status: Previously adopted Negative Declaration  Project Description: Zoning Reclassification to rezone a 57.24 acre parcel and a 5.0 acre parcel from RDR/10 (CZ) [Rural Density Residential, 10 acre per unit minimum (Coastal Zone)] zoning classification to the RDR/10-B-8 (CZ) [Rural Density Residential, 10 acre per unit minimum, with B-8 Building Site Overlay (Coastal Zone)] zoning classification.  The properties are located at 2575 and 2579 San Juan Road, Aromas (Assessor's Parcel Numbers 141-062-021-000 and 141-062-022-000), North County, Coastal zone.  Recommended Action: Recommend Approval to the Board of Supervisors.

3. 9:30AM - COUNTY OF MONTEREY (HOUSINGORDINANCES) - REF100044
   Project Planner: Nadia Amador.  Environmental Status: Negative Declaration.  Project Description: Workshop to receive introduction to preliminary draft ordinances to amend the Zoning Ordinance (Title 20 -- coastal zoning) to implement the
2009-2014 Housing Element. The proposed ordinances would amend Title 20 to add provisions for: 1) Density Bonuses and Incentives; 2) Second Dwelling Units; 3) Farm/Agricultural Worker Housing; 4) Residential Care Homes; 5) Emergency Shelters; 6) Transitional and Supportive Housing; 7) Single Room Occupancy (SRO) Units; 8) Definition of "Family"; and 9) Reasonable Accommodation. **Recommended Action:** Conduct a workshop on the preliminary draft ordinances and provide direction to staff.

4. **9:30 AM - COUNTY OF MONTEREY (HOUSING ELEMENT) - REF100052**  
   **Project Planner:** Nadia Amador.  
   **Environmental Status:** Negative Declaration.  
   **Project Description:** Workshop to receive introduction to preliminary draft ordinances to amend the Zoning Ordinance (Title 21 —non-coastal) to implement the 2009-2014 Housing Element. The proposed ordinances would amend Title 21 to add provisions for: 1) Density Bonuses and Incentives; 2) Second Dwelling Units; 3) Farm/Agricultural Worker Housing; 4) Residential Care Homes; 5) Emergency Shelters; 6) Transitional and Supportive Housing; 7) Single Room Occupancy (SRO) Units; 8) Definition of "Family"; and 9) Reasonable Accommodation.  
   **Recommended Action:** Conduct a workshop on the preliminary draft ordinances and provide direction to staff.

5. **10:30 AM - COUNTY OF MONTEREY RESOURCE MANAGEMENT AGENCY - REF100012**  
   **Project Planner:** Craig Spencer.  
   **Project Description:** General Plan consistency review of Monterey County's proposed Capital Improvement Program (CIP) for FY 2011-2012.  
   **Recommended Action:** Review and report on conformity of the CIP with the General Plan.

6. **11:00AM - REDEVELOPMENT AGENCY OF THE COUNTY OF MONTEREY - PLN090071**  
   **Project Planner:** Craig Spencer.  
   **Environmental Status:** A Final Environmental Impact Report (FEIR).  
   **Project Description:** An ordinance to amend the Zoning Map for a 58 acre portion of the former landfill site to rezone the property from PQP-D-S to Heavy Commercial (HC-D-S) and rezone open space parcels totaling approximately 58 acres from PQP-D-S to Open Space (O-D-S); and a Combined Development Permit consisting of: a) Phased Vesting Tentative Map dividing two parcels of 30.3 acres and 85.2 acres (Assessor’s Parcel Numbers 031-101-041-000 and 031-101-056-000) into 16 buildable lots including a 24.4 acre lot and 15 smaller lots ranging in size from 1 acre to 3 acres, a roadway parcel (approximately 7.4 acres), a drainage detention and percolation parcel (approximately 1.7 acres), and two Open Space parcels (approximately 49 acres and 8.7 acres); b) General Development Plan establishing Allowed Uses, Conditional Uses allowed, and site development standards and design criteria for the proposed Whispering Oaks Business Park; c) General Development Plan and Use Permit to allow development of the Monterey- Salinas Transit (MST) administrative and maintenance facility containing the following: 1) a 36,000 square foot three-story administrative building; 2) a 96,450 square foot two-story bus maintenance building; 3) an 18,620 square foot fuel/brake/tire building with underground tanks attached by a canopy to an 8,373 square foot bus wash/steam cleaning building; and 4) approximately 15 acres of paved parking to accommodate up to 281 busses and 388 automobiles; d) Use Permit to allow the removal of approximately 2,400 Coast Live Oak trees on Lot 1 (MST parcel); e) Use Permit to allow the removal of approximately 2,000 Coast Live Oaks on Lots 2 through 16, and for infrastructure improvements; and f) Administrative Permit and Design Approval for development within the Site Plan Review (S) zoning district. The property is located at 10601 Inter-Garrison Road, Marina (Assessor’s Parcel Numbers 031-101-041-000 AND 031-101-056-000), Greater Monterey Peninsula Area Plan.  
   **Recommended Action:** 1) Certify the Final EIR; 2) Approve the Combined Development Permit and 2) Recommend approval of the Zoning Amendment to the Board of Supervisors.
7. 1:30 PM – ALTA CALIFORNIA LAND COMPANY LLC – REF100047

Project Planner: Mike Novo. Environmental Status: Addendum to Mitigated Negative Declaration. Project Description: CONTINUED FROM 2/9/11. Amendment to an approved Combined Development Permit (PLN060102/Keehn, PLN000357/Gamboa) consisting of a Use Permit to allow a quasi-public use in the Low Density Residential zoning district, including site plan and design review for development of a 64-suite, 78-bed, assisted care living facility consisting of a 3-building complex totaling 43,400 square feet, 35 space parking lot including 4 handicap-accessible spaces, balanced grading (3,000 cy cut/3,000 cy fill), access and parking improvements across a neighboring lot (APN: 015-021-003-000) to Carmel Rancho Boulevard, improvements to Val Verde Drive for emergency access to Carmel Valley Road, an underground graywater and cistern systems, and on-site water detention ponds; a Use Permit to allow development on slopes exceeding 30%; and allocation of 4.8 acre feet of water to the project. Modifications to be considered include modification of a condition requiring the preservation of a non-protected Monterey pine and amending the project description to delete graywater and cistern systems, removing conditions requiring underground graywater and cistern systems, and amending landscaping conditions. Said modifications are related to Monterey Peninsula Water Management District Water Permit No. 25730 issued on July 27, 2008 wherein the District determined graywater was not required for a 78-bed facility subject to Special Conditions of Approval including specific design requirements. Recommended Action: Consider Addendum with previously adopted Mitigation Negative Declaration and Approve Permit Amendment.

G. OTHER MATTERS: South County Land Use Advisory Committee – Appoint: Will Taylor and Melissa Duflock

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 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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