Monterey County Planning Commission

AGENDA

Wednesday, February 11, 2015

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

PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

D. APPROVAL OF MINUTES: November 12, 2014

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00 AM - MONTEREY COUNTY PLANNING COMMISSION - PD070806
   Project Description: Planning Commission Nominating Committee. Recommended
   Action: Chair to appoint Nominating Committee to provide nominations for 2015
   Planning Commission Chair and Vice Chair.

2. 9:00 AM - MONTEREY COUNTY PLANNING COMMISSION - PD070806
   Project Description: Planning Commission Nominating Committee presents
   nominations for Chair and Vice-Chair. Recommended Action: Elect new Chair and
   Vice-Chair.

3. 9:00 AM - COUNTY OF MONTEREY – WATER AND ENERGY EFFICIENT LANDSCAPE
   ORDINANCE AND MANUAL – REF110056
   Project Planner: Anna Quenga/Jacqueline Onciano. Permit Type: Ordinance.
   Environmental Status: Categorical Exemption under Sections 15307 and 15308 of the
CEQA Guidelines. **Project Description:** CONTINUED FROM JANUARY 28, 2015. Consider making a recommendation to the Board of Supervisors to adopt the proposed ordinances amending Chapter 16 (Environment) of the Monterey County Code to add Chapter 16.64 – Water and Energy Efficient Landscape (Inland) and Chapter 16.63 – Water and Energy Efficient Landscape (Coastal) and to adopt a resolution approving the Monterey County Landscape Manual – Standards, Guidelines and Specified Performance Requirements for Landscape Water Use and Irrigation. **Recommended Action:** Recommend Approval to the Board of Supervisors.

4. **9:00 AM – COUNTY OF MONTEREY – DEVELOPMENT EVALUATION SYSTEM - REF120030**  
   **Project Planner:** Anna Quenga. **Permit Type:** Referral. **Planning Area:** Inland Areas. **Environmental Status:** Categorical Exemption per Section 15262. **Project Description:** CONTINUED FROM JANUARY 28, 2014. Conduct a second public workshop on the Development Evaluation System for the unincorporated inland areas of the County of Monterey that would evaluate and score certain development applications pursuant to Policy LU-1.19 of the 2010 Monterey County General Plan. **Recommended Action:** Conduct workshop and provide direction to staff.

5. **10:00 AM – COUNTY OF MONTEREY – REPORT RE: ADOPTED AMENDMENTS TO CONDITION OF APPROVAL AND MITIGATION MONITORING AND REPORTING PROGRAM - REF140079**  
   **Project Planner:** Laura Lawrence. **Project Description:** Receive report regarding revisions to the Condition of Approval and Mitigation Monitoring and Reporting Program adopted by the Board of Supervisors on January 24, 2012 and December 16, 2014. **Recommended Action:** Receive Report

6. **10:30 AM - MONTEREY PENINSULA REGIONAL PARK DISTRICT (PALO CORONA REGIONAL PARK) - PLN130417**  
   **Project Planner:** Joe Sidor. **Project Location:** Palo Corona Regional Park, east of Highway 1, between Ribera (south) and Oliver (north) Roads. **Assessor’s Parcel No:** 243-081-008-000. **Permit Type:** Combined Development Permit. **Planning Area:** Carmel LUP. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** CONTINUED FROM JANUARY 14, 2015. Combined Development Permit consisting of: 1) a Coastal Development Permit to allow development on slopes in excess of 30% (for the construction of turn-out areas on the existing access road); 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 3) a Coastal Administrative Permit and Design Approval to allow the construction of a 57-space public parking area and improvements to an existing access road; and associated grading. **Recommended Action:** Adopt Mitigated Negative Declaration and Mitigation Monitoring Reporting Plan and Approve Project.

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.