

**PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION NO. 05028

APN# 177-051-002,
177-054-002,
177-055-005,
177-061-010,
and 177-064-006

In the matter of the application of
SPRECKELS LAND WEST INC (PLN050287)

Resolution of the Planning Commission recommending that the Board of Supervisors of the County of Monterey amend the County General Plan of 1982, Figure 13b and the Greater Salinas Area Plan, Figure 9 and sections 12 and 105 of the Zoning Plan to change the land use designation and zoning of 73 lots (16.1 acres) from the "Prime Farmland" designation to a designation of "High Density Residential, 5.1 units/acre" (Tanimura; APNs 177-051-002 ; 177-054-002 ; 177-055-005 ; 177-061-010 ; 177-064-006), located west of Llano Avenue between Fifth Street and Spreckels Boulevard, in the town of Spreckels in the Greater Salinas Area.

WHEREAS, on June 29, 2005, the Planning Commission of Monterey County conducted noticed public hearings pursuant to Government Code Section 65358 related to the amendment of the General and Greater Salinas Area Plan; and

WHEREAS, Section 65358 of the California Government Code provides that any mandatory element of the General Plan shall be amended no more than four (4) times during any calendar year; and

WHEREAS, the General Plan Amendment contained in this resolution constitutes the second amendment to the Monterey County General Plan and Greater Salinas Area Plan during 2005; and

WHEREAS, on June 8, 2004, the Board of Supervisors through the Parcel Legality Status Determination process, determined that the lots depicted on the "Official Map of Spreckels," are legal lots of record; and

WHEREAS, on January 12, 2005, the Planning Commission approved a grading permit for the 73 lots, conditioned upon processing of a general plan amendment and rezone, and

WHEREAS, the Planning Commission has considered the Initial Study and the Negative Declaration prepared for the project which includes the above noted amendment and concomitant zoning amendment, finds there is no fair argument supported by substantial evidence that the

project may have a significant environmental effect, and therefore recommend adoption of the negative declaration.

WHEREAS, on January 12, 2005, a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program was approved by the Planning Commission attendant to GP030078 and referenced in Section II.A of the subject Initial Study/Negative Declaration; and

WHEREAS, the subject lots range in size between 6,000 and 7,200 sq. ft., which are too limited in area to sustain viable agricultural operations; and

WHEREAS, the subject lots were previously zoned "Residential" at least as early as 1947 and as recently as 1986; and

WHEREAS, development of the 73 lots shall be subject to the Spreckels Neighborhood Design Guidelines; and

WHEREAS, the Historical Resources Review Board shall review proposed development of single family dwellings on the lots, the Planning Commission finds there is no significant adverse impacts to the historical resources abutting or adjacent to the town of Spreckels; and

WHEREAS, public notice of this proposed action is in compliance with Government Code sections 65091 and 65352; and

WHEREAS, The amendments would allow development of the subject lots in conformity with the Parcel Legality Status Determination approved by the Board or Supervisors on June 8, 2004; and

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Commission recommends that the Board of Supervisors:

- 1) Adopt the Negative Declaration
- 2) Amend Figure 13b of the General Plan and the Figure 9 of the Greater Salinas Area Plan, to redesignate the Tanimura lands (Lots 1-8 and 13-20 of Blocks K & L; Lots 1-8 and 16-20 of Block M; Lots 1-5 and 13-20 of Block N; and Lots 1-8 and 13-20 of Block O; Official Map of Spreckels, Greater Salinas Area, town of Spreckels) as shown on Attachment "A" as proposed from "Farmland" to "High Density Residential - 5.1 units per acre with a Historical Resources overlay; and
- 3) Adopt the proposed ordinance, amending Sections 12 and 105 of the Zoning Plan to rezone the subject lots as shown on Attachment A from "Farmland/40" to "High Density Residential/5.1 units per acre with a Historical Resources" overlay (HDR/5.1-HR).|

PASSED AND ADOPTED this 29th day of June, 2005 by the following vote:

AYES: Errea, Parsons, Hawkins, Sanchez, Salazar, Rochester, Wilmot

NOES: Diehl, Vandever

ABSTAIN: None

ABSENT: Padilla

DALE ELLIS, SECRETARY

Copy of this decision mailed to the applicant on