

Monterey County Planning Commission

A G E N D A WEDNESDAY, AUGUST 9, 2006

Board of Supervisors Chambers
Monterey County Government Center
168 W. Alisal Street
Salinas, CA 93901
(831) 755-5025

Presiding:	Cosme Padilla, Chair
Secretary:	Mike Novo
Commissioners:	
Miguel Errea	Martha Diehl
Jay Brown	Juan Sanchez
Nancy Isakson	Aurelio Salazar
Cosme Padilla	Don Rochester (ViceChair)
Keith Vandevere	John Wilmot

ITEM NO.	PROJECT NAME	PLANNER	FILE #	RECOMMENDED ACTION*	TIME HEARD
<i>PLEDGE OF ALLEGIANCE</i>					
A	ROLL CALL				9:00 a.m.
B	COMMENT PERIOD: 1. Public 2. Commission				9:05 a.m.
C	APPROVAL OF MINUTES: March 29, 2006, May 31, 2006, June 28, 2006, July 12, 2006				9:10 a.m.
D	SCHEDULED ITEMS				
1	UPDATE ON PROCESS FOR CONSIDERATION OF GENERAL PLAN	HOLM	ORAL PRESENTATION	REVIEW AND SET HEARING FORMAT AND SCHEDULE	9:15 a.m.
2	FARROW JAMES G	MURPHY	PLN060166	APPROVE PROJECT	9:15 a.m.
3	CHISPA INC	BRADLEY	PLN060450	ADOPT MITIGATED NEGATIVE DECLARATION AND APPROVE PROJECT	9:15 a.m.
4	SEPTEMBER RANCH PARTNERS	KNASTER	PLN050001	RECOMMEND APPROVAL TO BOARD OF SUPERVISORS	9:15 a.m.
E	OTHER MATTERS: Cachagua LUAC – Resignation of Paul Campos; Del Monte Forest – Resignation of Nancy Phillips; Toro LUAC – Resignation of Michael Grant; North County Non-Coastal LUAC – Appointment of Brian Brennan; Cachagua LUAC – Reappointment of Shavaun Wolfe-Mattingly				
F	Department Report				
G	ADJOURNMENT				

*The Recommended Action section 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.

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Scheduled Items

2. 9:15AM **Project Name:** FARROW JAMES G
File Number: PLN060166
Situs Location: 198 EL CAMINITO RD CARMEL VALLEY
Planning Area: CARMEL VALLEY MASTER PLAN AREA
Project Planner: ANNIE MURPHY
Environmental Status: CATEGORICALLY EXEMPT
Project Description: COMBINED DEVELOPMENT PERMIT CONSISTING OF (1) A USE PERMIT FOR DEVELOPMENT ON SLOPES OVER 30% (21.64.230 C); (2) A USE PERMIT FOR RIDGELINE DEVELOPMENT; (3) AN ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A NEW 3,012 SQ. FT. SINGLE FAMILY DWELLING WITH AT ATTACHED 576 SQ. FT. GARAGE IN AN "S" DISTRICT ON A 1.49 ACRE LOT (21.45.040 A), DESIGN APPROVAL AS PER 21.44.030 (A); AND GRADING CONSISTING OF 483 CU. YDS. CUT EXPORTED FROM SITE. THE PROPERTY IS LOCATED ON EL CAMINITO ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 187-551-026-000), EAST OF CARMEL VALLEY ROAD AND SOUTH OF LAUREL DRIVE, CARMEL VALLEY MASTER PLAN AREA.
Recommended Action: APPROVE PROJECT
3. 9:15AM **Project Name:** CHISPA INC
File Number: PLN060450
Situs Location: MARY & MAIN ST SAN LUCAS
Planning Area: CENTRAL SALINAS VALLEY AREA
Project Planner: PAULA BRADLEY
Environmental Status: CATEGORICALLY EXEMPT
Project Description: CONTINUED FROM 7/26/06. AMEND COMBINED DEVELOPMENT PERMIT (PLN040767 CHISPA) FOR THE VALLEY VIEW AFFORDABLE HOUSING SUBDIVISION. THE AMENDMENT (CHISPA PLN060450) WILL REVISE TWO CONDITIONS OF APPROVAL TO CHANGE THE AFFORDABILITY RESTRICTIONS TO BE CONSISTENT FOR ALL 33 UNITS WITHIN THE PROJECT, TO HAVE A 30-YEAR DEED RESTRICTION INSTEAD OF PERMANENT. THE PROJECT IS LOCATED ON THE EASTERN EDGE OF THE COMMUNITY OF SAN LUCAS NORTHEAST OF THE INTERSECTION OF HIGHWAY 198 AND MAIN STREET, SAN LUCAS (ASSESSOR'S PARCEL NUMBER(S): 231-011-006-000 & 231-039-002-000) CENTRAL SALINAS VALLEY AREA.
Recommended Action: APPROVE PROJECT
4. 9:15AM **Project Name:** SEPTEMBER RANCH PARTNERS
File Number: PLN050001
Situs Location: CARMEL VALLEY RD CARMEL
Planning Area: CARMEL VALLEY MASTER PLAN AREA
Project Planner: KMASTER
Environmental Status: ENVIRONMENTAL IMPACT REPORT PREPARED
Project Description: CONTINUED FROM 7/26/06. THE PROJECT PROPOSED IS THE SEPTEMBER RANCH PARTNERS COMBINED DEVELOPMENT PERMIT (PC95062/PLN050001) CONSISTING OF: 1) A REVISED PRELIMINARY PROJECT REVIEW MAP & VESTING TENTATIVE MAP FOR THE SUBDIVISION OF 891 ACRES INTO 94 MARKET-RATE RESIDENTIAL LOTS AND 15 INCLUSIONARY HOUSING LOTS FOR A TOTAL OF 109 RESIDENTIAL LOTS; A 20.2-ACRE LOT (LOT 101) FOR THE EXISTING EQUESTRIAN FACILITY & FARM HOUSE; 472 ACRES OF COMMON OPEN SPACE (PARCELS A,C & D); 319 ACRES OF PRIVATE OPEN SPACE (SCENIC EASEMENT) ON EACH RESIDENTIAL LOT OUTSIDE OF THE BUILDING ENVELOPE; A SEWAGE

COLLECTION AND WASTEWATER TREATMENT SYSTEM ON A 7-ACRE PARCEL (PARCEL B) OR ANNEXATION TO THE CARMEL AREA WASTEWATER DISTRICT FOR PUBLIC SEWAGE DISPOSAL; SEPARATE WATER SYSTEMS WITH TWO WELLS, ONE BACKUP WELL, BOOSTER PUMPS AND PIPING FOR DISTRIBUTION OF POTABLE WATER; AND WATER TANKS FOR FIRE SUPPRESSION; 2) A USE PERMIT FOR THE PUBLIC/COMMERCIAL USE OF THE EQUESTRIAN CENTER & STABLES; 3) A USE PERMIT FOR REMOVAL OF A MAXIMUM OF 3,582 TREES, INCLUDING 2,692 MONTEREY PINES AND 890 COAST LIVE OAKS, FOR SUBDIVISION INFRASTRUCTURE IMPROVEMENTS AND MAXIMUM POTENTIAL REMOVAL WITHIN EACH BUILDING ENVELOPE; 4) A USE PERMIT FOR APPROXIMATELY 100,000 CUBIC YARDS OF GRADING IN AN "S" (SITE PLAN REVIEW) OVERLAY ZONING DISTRICT FOR SUBDIVISION INFRASTRUCTURE IMPROVEMENTS; 5) A USE PERMIT FOR DEVELOPMENT ON SLOPES 30 PERCENT OR MORE FOR SUBDIVISION INFRASTRUCTURE AND IMPROVEMENTS; AND 6) AN ADMINISTRATIVE PERMIT FOR A TRACT SALES OFFICE, SECURITY GATEHOUSE & GATE. STAFF WILL RECOMMEND THAT THE PLANNING COMMISSION CONSIDER A PROJECT ALTERNATIVE IDENTIFIED IN THE REVISED DRAFT ENVIRONMENTAL IMPACT REPORT (RDEIR) FOR THE SEPTEMBER RANCH PROJECT KNOWN AS THE "73/22 ALTERNATIVE" AND MAKE A RECOMMENDATION TO THE MONTEREY COUNTY BOARD OF SUPERVISORS REGARDING THE RDEIR AND THE ADEQUACY OF THE FINDINGS, EVIDENCE, CONDITIONS AND MITIGATIONS FOR THE PROJECT ALTERNATIVE WHICH WOULD RESULT IN A TOTAL OF 95 RESIDENTIAL LOTS (OR UNITS) WITH A NET REDUCTION OF 14 LOTS. THIS ALTERNATIVE CONSISTS OF: 1) A REVISED PRELIMINARY PROJECT REVIEW MAP & VESTING TENTATIVE MAP FOR THE: A) SUBDIVISION OF 891 ACRES INTO 73 MARKET-RATE RESIDENTIAL LOTS AND 22 INCLUSIONARY HOUSING LOTS FOR A TOTAL OF 95 RESIDENTIAL LOTS; A 20.2 ACRE EXISTING EQUESTRIAN FACILITY AND ACCESSORY STRUCTURES RELATED TO THAT USE (LOT 101); 536.4 ACRES OF COMMON OPEN SPACE (PARCELS A, C & D); 273.6 ACRES OF PRIVATE OPEN SPACE (SCENIC EASEMENT) ON EACH LOT OUTSIDE OF THE BUILDING ENVELOPE; 6.9 ACRES OF OPEN SPACE RESERVED FOR FUTURE PUBLIC FACILITIES (PARCEL B); ANNEXATION TO THE CARMEL AREA WASTEWATER DISTRICT FOR SEWAGE DISPOSAL; 2) A USE PERMIT FOR THE PUBLIC/COMMERCIAL USE OF THE EQUESTRIAN CENTER & STABLES FOR A MAXIMUM OF 50 HORSES AND A MAXIMUM WATER USE OF 3.0 ACRE-FEET PER YEAR; 3) A USE PERMIT FOR AN ON-SITE WATER SYSTEM INCLUDING NEW WELLS, BACKUP WELL(S), BOOSTER PUMPS, WATER TANKS AND PIPING FOR FIRE SUPPRESSION AND RESIDENTS OF THE SUBDIVISION; 4) A USE PERMIT FOR REMOVAL OF A MAXIMUM OF 768 PROTECTED COAST LIVE OAKS; 5) AN ADMINISTRATIVE PERMIT FOR UP TO 100,000 CUBIC YARDS OF GRADING IN AN "S" (SITE PLAN REVIEW) OVERLAY ZONING DISTRICT FOR SUBDIVISION INFRASTRUCTURE AND IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, DEVELOPMENT OF ROADS, WATER TANKS, WATER SYSTEM, AND DRAINAGE DETENTION AREAS; 6) A USE PERMIT TO ALLOW DEVELOPMENT ON SLOPES GREATER THAN 30 PERCENT FOR INCLUSIONARY HOUSING ON LOTS 5 THROUGH 11, SUBDIVISION INFRASTRUCTURE AND SUBDIVISION IMPROVEMENTS; AND 7) AN ADMINISTRATIVE PERMIT FOR INCLUSIONARY HOUSING, EQUESTRIAN CENTER CARETAKER UNIT/PUBLIC OFFICE, A TRACT SALES OFFICE AND A SECURITY GATEHOUSE. THE PROPERTY IS LOCATED APPROXIMATELY 2.5 MILES EAST OF HIGHWAY 1 ON THE NORTH SIDE OF CARMEL VALLEY ROAD, BETWEEN CANADA WAY AND VALLEY GREENS DRIVE, MID-CARMEL VALLEY AREA (ASSESSOR'S PARCEL NUMBERS: 015-171-010-000; 015-171-012-000; 015-361-013-000; 015-361-014-000).

Recommended Action:

RECOMMEND APPROVAL TO BOARD OF SUPERVISORS

