

Monterey County Planning Commission

AGENDA

Wednesday, September 9, 2015

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

Chair: Martha Diehl **Vice-Chair:** Cosme Padilla **Secretary:** Mike Novo
Commissioners:

Paul C. Getzelman
Jay Brown
Amy Roberts
Luther Hert
Don Rochester

Cosme Padilla
Aurelio Salazar, Jr
Jose Mendez
Martha Diehl
Keith Vandever

PLEDGE OF ALLEGIANCE

- A. ROLL CALL
- B. PUBLIC COMMENTS
- C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS
- D. APPROVAL OF MINUTES: [July 29, 2015](#)
- E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS
- F. SCHEDULED ITEMS

1. [9:00 AM - ROMAN CATHOLIC BISHOP OF MONTEREY - PLN120625](#)

Project Planner: Steve Mason. **Project Location:** 36641 Fort Romie Road, Soledad. **Assessor's Parcel No:** 165-022-002-000. **Permit Type:** Combined Development Permit. **Planning Area:** Central Salinas Valley. **Environmental Status:** Categorical Exemption. **Project Description:** 1) Rezone the Mission Soledad property from the Farming ("F") Zoning District to the Public/Quasi-Public ("P/Q-P") and Historic Resources ("HR") Zoning Districts, consistent with the property's Public/Quasi-Public General Plan land use designation and the historic landmark status of the Mission Soledad structure and property; 2) Use Permit to allow restoration and partial reconstruction of the Mission Soledad structure, site and landscape, including a new parking lot and interpretive signage. **Recommended Action:** Recommend to the Board of Supervisors to rezone the Mission Soledad property to the Public/Quasi-Public ("P/Q-P") and Historic Resources ("HR") Zoning Districts, and approve the Use Permit.

2. [9:00 AM - MORO COJO SUBDIVISION - PLN120650](#)

Project Planner: Luis Osorio. **Project Location:** Intersection of Castroville Boulevard and Meridian Road, Castroville. **Assessor's Parcel No(s):** 133-094-073-000 et al.

Permit Type: Amendment. **Planning Area:** North County, Coastal Zone.

Environmental Status: Negative Declaration. **Project Description:** Request by 161 homeowners of the Moro Cojo Subdivision to amend the language of Condition No. 99 of the previously-approved Combined Development Permit (SH93001) for the Moro Cojo Standard Subdivision. The requested amendment would alter the term of affordability on the 161 single-family detached residences from permanent to 15 years, beginning from the date the residences were initially occupied. **Recommended Action:** Consider the Initial Study and Negative Declaration; consider the applicant-proposed requested amendment, and provide direction to staff to return to the Planning Commission at its regularly scheduled meeting on September 30, 2015 with a draft resolution for the Commission's recommendation to the Board of Supervisors.

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.