

Monterey County Planning Commission

AGENDA

Wednesday, November 18, 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:

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|-------------------|---------------------|
| 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: August 26, September 9 and September 30, 2015
- E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS
- F. SCHEDULED ITEMS
 - 1. [9:00 AM - MOHSSIN IDRIS \(URBAN HOUSING COMMUNITIES\) - PLN150730](#)
Project Planner: David Mack. **Project Location:** Merritt Street and Poole Street. **Assessor's Parcel No:** 030-171-001-000. **Permit Type:** Use Permit. **Planning Area:** North County. **Environmental Status:** Previously Certified EIR. **Project Description:** Use Permit to allow the construction of a 36,000 square foot (42-unit) apartment veterans housing complex and 3,300 square foot community center building. **Recommended Action:** Consider Certified EIR for the Castroville Community Plan and Approve Project.
 - 2. [9:00 AM - FERRINI RANCH - DOMAIN CORPORATION ET AL - PLN150731](#)
Project Planner: David Mack. **Project Location:** Hwy 68 Between San Benancio & River Rd Salinas. **Assessor's Parcel No(s):** 161-011-019-000, 161-011-030-000, 161-011-039-000, 161-011-057-000, 161-011-058-000, 161-011-059-000, 161-011-078-000, 161-011-084-000, 161-031-016-000 and 161-031-017-000. **Permit**

Type: Permit Amendment. **Planning Area:** Toro. **Environmental Status:** Previously Certified EIR. **Project Description:** Amendment to a previously approved Combined Development Permit for the Ferrini Ranch subdivision (PLN040758) to delete Condition 77 which required funding to study the creation of a Community Services District. **Recommended Action:** Consider the Certified EIR for Ferrini Ranch and recommend that the Board of Supervisors Approve the Project.

3. [9:00 AM - COUNTY OF MONTEREY: GENERAL PLAN TRACKING - REF120056/REF150093](#)

PROJECT PLANNER: Anna Quenga. **Environmental Status:** Not subject to CEQA as it is not defined as a project per Section 15378 of the CEQA Guidelines. **Project Description:** CONTINUED FROM OCTOBER 28, 2015. Annual report to the Planning Commission on the General Plan Tracking as required by General Plan Policy Numbers LU-1.20; CV-1.6 ,CV-1.15 and the Agricultural and Winery Corridor Plan. **Recommended Action:** Accept Report

4. [9:00 AM - COUNTY OF MONTEREY: ZONING UPDATE-TITLE 21; WORKSHOP - REF140023](#)

Project Planner: Grace Bogdan. **Planning Area:** Inland. **Environmental Status:** Categorical Exemption. **Project Description:** CONTINUED FROM OCTOBER 28, 2015. Hold a public workshop to consider necessary updates to Title 21, non-coastal zoning ordinance of the Monterey County Code, for the codification of new zoning maps pursuant to the 2010 Monterey County General Plan. **Recommended Action:** Conduct workshop

5. [9:00 AM - COUNTY OF MONTEREY: EXTERIOR LIGHTING CRITERIA - REF130036](#)

Project Planner: Grace Bogdan. **Planning Area:** Inland. **Environmental Status:** Addendum to the 2010 General Plan EIR. **Project Description:** CONTINUED FROM OCTOBER 28, 2015. Consideration of draft Design Guidelines for Exterior Lighting and a draft ordinance to amend Title 21 to establish review and approval process for exterior lighting in accordance with General Plan Policy LU-1.13. **Recommended Action:** Consider Addendum to 2010 General Plan EIR, recommend an ordinance to the Board of Supervisors that will add Chapter 21.63 to Title 21 (non-coastal zoning ordinance) of the Monterey County Code, and recommend that the Board adopt design guidelines for exterior lighting.

6. [10:30 AM - 2015-2023 DRAFT HOUSING ELEMENT UPDATE - REF140087](#)

(Link goes to project page)

Project Planner: Nadia Amador. **Permit Type:** Amendment of the County's General Plan to update the Housing Element. **Environmental Status:** Negative Declaration. **Project Description:** The Housing Element analyzes housing conditions and needs in the unincorporated County of Monterey and proposes programs and policies to address those needs for 2015-2023. **Recommended Action:** Recommend that the Board of Supervisors adopt Negative Declaration and adopt the Housing Element.

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.