

Monterey County Planning Commission

AGENDA

Wednesday, October 29, 2014

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
Jay Brown
Amy Roberts
Luther Hert
Don Rochester

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

PLEDGE OF ALLEGIANCE

- A. ROLL CALL
- B. PUBLIC COMMENTS
- C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS
- D. APPROVAL OF MINUTES: September 10, 2014
- E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS
- F. SCHEDULED ITEMS

1. [9:00 AM - CADDELL MICHAEL A/CHAPMAN CYNTHIA B - PLN140737](#)
Project Planner: Daniel Lister. **Project Location:** 2337 Bay View Ave, Carmel. **Assessor's Parcel No(s):** 009-422-007-000. **Planning Area:** Carmel LUP. **Environmental Status:** Categorical Exemption. **Project Description:** An ordinance to amend Section 20-16 of the Sectional District Maps of Section 20.08.060 of Title 20 (Monterey County Coastal Implementation Plan – Part 1) of the Monterey County Code to rezone a 0.18 acre parcel (Assessor's Parcel Number 009-422-007-000) from the "MDR/2-D (18) (CZ)" [Medium Density Residential, 2 units per acre with a Design Control Overlay and 18 foot Height Restriction (Coastal Zone)] zoning classification to the "MDR/2-D-HR (18) (CZ)" [Medium Density Residential, 2 units per acre with a Design Control and Historic Resources Overlay and 18 foot Height Restriction (Coastal Zone)] zoning classification. **Recommended Action:** Recommend adoption to Board of Supervisors.

2. [9:00 AM - WOOD ALAIN R/RENEA L \(JT\) - PLN140599](#)

Project Planner: Lucy Bernal. **Project Location:** 22221 Toro Hills Dr, Salinas. **Assessor's Parcel No(s):** 161-042-024-000. **Planning Area:** Toro. **Environmental Status:** Categorical Exemption. **Project Description:** Appeal by Larry and Kathleen Lemke and William Deasy from the RMA-Director of Planning's approval of a Design Approval to allow the construction of a 900 square foot detached garage on a single family residential property. Colors and materials to match existing residence. **Recommended Action:** Deny Appeal and Approve Design Approval

3. [9:00 AM - PEBBLE BEACH COMPANY \(DEL MONTE FOREST CONSERVANCY\) - PLN140148](#)

Project Planner: Steve Mason. **Project Location:** 1153 The Dunes Pebble Beach. **Assessor's Parcel No(s):** 007-381-009-000, 007-391-021-000, and 008-021-008-000. **Planning Area:** Del Monte Forest LUP. **Environmental Status:** Categorical Exemption. **Project Description:** Combined Development Permit consisting of: 1) Coastal Development Permit for a Lot Line Adjustment to adjust the configuration of three lots (APN 007-381-009-000 (approximately 8.5 acres), APN 007-391-021-000 (approx. 9 ac.), and APN 008-021-008-000) to create three lots with the following area respectively: 17.5 acres, 20 acres, and one acre; and 2) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat. **Recommended Action:** Continue hearing to November 12, 2014

4. [9:30 AM - BOLLENBACHER & KELTON INC \(FERRINI RANCH SUBDIVISION\) - PLN040758](#)

Project Planner: David Mack. **Project Location:** 715 Monterey Salinas Hwy, 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, 161-031-016-000, and 161-031-017-000. **Permit Type:** Standard Subdivision. **Planning Area:** Toro. **Environmental Status:** Environmental Impact Report (EIR). **Project Description:** **CONTINUED FROM OCTOBER 8, 2014.** Combined Development Permit consisting of: 1) Standard Subdivision Vesting Tentative Map for the subdivision of approximately 870 acres to into 212 lots including 146 market rate single family residential lots, 23 clustered market rate residential lots and 43 lots for Inclusionary Housing units; three Open Space parcels of approximately 600 acres (Parcels A, B, & C), and one agricultural-industrial parcel (Parcel D) for the future development of a gateway/visitor center for the River Road Wine Corridor; 2) Use Permit for removal of up to 921 protected Oak trees; 3) Use Permit for development on slopes exceeding 30 percent; a General Plan Amendment to amend the land use designation of one parcel (Parcel D) from Low Density Residential to Agricultural Industrial; and an amendment to the Zoning Ordinance changing Parcel D from LDR/2.5-VS (Low Density Residential, 2.5 acres/unit with Visual Sensitivity) to AI-VS (Agricultural Industrial with Visual Sensitivity). **Recommended Action:** Conduct hearing, provide direction to staff to bring back a resolution with a recommendation, and continue hearing to November 12, 2014.

G. **OTHER MATTERS: SOUTH COAST LUAC – RESIGNATION – Ken Harlan**

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.