# Monterey County Planning Commission

## AGENDA

**Wednesday, November 12, 2008**

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

**Chair:** Aurelio Salazar, Jr.  
**Vice Chair:** Keith Vandevere  
**Secretary:** Mike Novo

Jay Brown  
Steve Pessagno  
Martha Diehl  
Don Rochester  
Nancy Isakson  
Aurelio Salazar, Jr  
Mathew Ottone  
Juan Sanchez  
Cosme Padilla  
Keith Vandevere

<table>
<thead>
<tr>
<th>ITEM</th>
<th>PROJECT NAME</th>
<th>PLANNER</th>
<th>FILE NO.</th>
<th>RECOMMENDED ACTION</th>
<th>TIME SCHEDULED</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>Roll Call</td>
<td></td>
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<td>9:00 a.m.</td>
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<tr>
<td>II</td>
<td>Public Comments</td>
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<td>9:00 a.m.</td>
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<td>III</td>
<td>Approval of the Minutes: August 27, September 24, and October 8, 2008</td>
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<td>9:00 a.m.</td>
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<td>IV</td>
<td>Agenda Additions, Deletions and Corrections</td>
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<td>9:00 a.m.</td>
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<td>V</td>
<td>Commissioner Comments, Requests &amp; Referrals</td>
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<td>9:00 a.m.</td>
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<tr>
<td>VI</td>
<td>Action Items</td>
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<td>9:00 a.m.</td>
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<tr>
<td>1</td>
<td>GOZZI DANIELE/ANITA TRS</td>
<td>MONTANO</td>
<td>PLN080338</td>
<td>APPROVE PROJECT</td>
<td>9:00 a.m.</td>
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<td>VII</td>
<td>Action/Information Items</td>
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<td>9:00 a.m.</td>
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<td>2</td>
<td>2007 GENERAL PLAN</td>
<td>HOLM/KNASTER</td>
<td>PLN070525</td>
<td>WORKSHOP TO REVIEW THE DRAFT EIR AND GENERAL PLAN UPDATE</td>
<td>9:00 a.m.</td>
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<td>VIII</td>
<td>OTHER MATTERS: SOUTH COUNTY LUAC: APPOINTMENT – Kathryn Banister</td>
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<td>IX</td>
<td>DEPARTMENT REPORT</td>
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<td>X</td>
<td>ADJOURNMENT</td>
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The Recommendation 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.

**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 request for disability-related modification or accommodation, including auxiliary aids or services may be made by a person with a disability who requires a modification or accommodation in order to participate in the public meeting or if you have any questions about any of the items listed on this agenda please call the Monterey County Resource Management Agency - Planning and Building Services Department at (831) 755-5025.
Action Items

1. 9:00AM  Project Name: GOZZI DANIELE & ANITA GOZZI TR
    File Number: PLN080338
    Situs Location: 31549 HIGHWAY 1 CARMEL
    Planning Area: BIG SUR COAST AREA
    Project Planner: RAMON MONTANO
    Environmental Status: CATEGORICALLY EXEMPT
    Project Description: AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF A NEW 413 SQUARE FOOT GUEST HOUSE AND A 453 SQUARE FOOT STORAGE AREA OVER AN EXISTING PREVIOUSLY PERMITTED 864 SQUARE FOOT GARAGE. THE APPROVED PERMIT (PLN020150) CONSISTS OF A COMBINED DEVELOPMENT PERMIT CONSISTING OF A 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR AN 864 SQUARE FOOT DETACHED TWO CAR GARAGE; 2) AND A COASTAL DEVELOPMENT PERMIT TO ALLOW UNPERMITTED DEVELOPMENT PERFORMED ON SLOPES OF 30% OR GREATER, INCLUDING GRADING (230 CUBIC YARDS OF CUT & 10 CUBIC YARDS OF FILL) FOR THE PROPOSED DETACHED GARAGE AND ASSOCIATED RETAINING WALL (TO CLEAR VIOLATION CE010476), AND ADDITIONAL DEVELOPMENT ON SLOPES OF 30% OR GREATER FOR A PROPOSED ROAD REALIGNMENT, INCLUDING GRADING (767 CU. YDS. OF CUT, 147 CUBIC YARDS OF FILL & 620 CUBIC YARDS OF EXPORT). THE PROPERTY IS LOCATED AT 31549 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 243-221-027-000), NEAR THE END OF VICTORINE RANCH ROAD, BIG SUR AREA, COASTAL ZONE.
    Recommended Action: APPROVE PROJECT

2. 9:00AM  Project Name: GENERAL PLAN 2007
    File Number: PLN070525
    Situs Location: MONTEREY COUNTY
    Planning Area: County-Wide
    Project Planner: HOLM/KNASTER
    Environmental Status: ENVIRONMENTAL IMPACT REPORT PREPARED
AS PART OF THIS UPDATE. THIS UPDATE ALSO INCLUDES THE AREA SPECIFIC POLICIES FOR THE FOLLOWING PLANNING AREAS: CACHAGUA AREA PLAN, CENTRAL SALINAS VALLEY AREA PLAN, GREATER MONTEREY PENINSULA AREA PLAN, CARMEL VALLEY MASTER PLAN, GREATER SALINAS AREA PLAN, NORTH COUNTY AREA PLAN, SOUTH COUNTY AREA PLAN, TORO AREA PLAN, AND FORT ORD MASTER PLAN. A NEW AGRICULTURAL AND WINERY CORRIDOR PLAN IS INCLUDED THAT AFFECTS THREE PLANNING AREAS.

Recommended Action: CONDUCT WORSHOP