Monterey County Planning Commission

AGENDA
Wednesday, January 27, 2016

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:
   Ana Ambriz    Luther Hert    Don Rochester
   Marth Diehl    Jose Mendez    Keith Vandeveer
   Melissa Duflock    Cosme Padilla
   Paul C. Getzelman    Amy Roberts

PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

D. APPROVAL OF MINUTES: November 18, 2015; December 9, 2015; January 13, 2016

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00 A.M. - VULTAGGIO BALDASSARE/JANELL LOUISE TRS - PLN140271
   (CONTINUED FROM JANUARY 13, 2016)
   Project Planner: Bob Schubert. Project Location: 214 Boronda Rd Salinas. Primary
   Parcel No: 261-041-012-000. Permit Type: Administrative Permit and General
   Development Plan. Planning Area: Greater Salinas. Environmental Status: Negative
   Declaration. Project Description: Administrative Permit and General Development Plan
   to allow the demolition of an existing 784 square foot single family residence and the
   construction of a 13,348 square foot building with seven separate tenant spaces (0.66 acre
   parcel). Recommended Action: Adopt Negative Declaration and Approve Project.

2. 9:00 A.M. - FRIEDMAN HARRY R/ILSE TRS AND CORDAN ALAN H/SANDRA J TRS
   (Owner: FRIEDMAN HARRY R/ILSE TRS) - PLN141011 (CONTINUED FROM
   JANUARY 13, 2016)
   Project Planner: Daniel Lister. Project Location: 24960 & 24950 Outlook Dr
   Carmel. Primary Parcel No(s): 015-522-010-000 & 015-522-011-000. Permit Type:
Lot Line Adjustment. **Planning Area:** Carmel Valley Master Plan. **Environmental Status:** Categorical Exemption. **Project Description:** Lot Line Adjustment between two legal lots of record of approximately .63 acres (Lot 3, Assessor’s Parcel Number 015-522-010-000) and .66 acres (Lot 4, Assessor’s Parcel Number 015-0522-011-000) resulting in an equal exchange of 421 square feet. The adjustment is to partially clear a related violation (13CE00306). **Recommended Action:** Deny Project.

3. **9:00 A.M. - FLORES PAUL H & LINDA S - PLN150554**  
   **Project Planner:** David Mack. **Project Location:** 564 Monhallan Rd., Carmel.  
   **Primary Parcel No:** 103-071-025-000. **Permit Type:** Restoration Plan. **Planning Area:** Greater Monterey Peninsula Area Plan. **Environmental Status:** Categorical Exemption. **Project Description:** Consider a Restoration Plan to correct code violations on the property (14CE00183) resulting from unpermitted grading and removal of 24 protected trees (20 Oaks and 4 Monterey Pines). The restoration plan includes: 1) Re-contouring the constructed pad in the northern portion of the property and return this area to its pre-violation topography; 2) Replanting/Replacement of 72 total trees (60 Oaks and 12 Monterey Pines); and 3) Monitoring Plan for 3 years to ensure a 100% success rate for replanted tree specimens. **Recommended Action:** Approve Project.

4. **9:00 A.M. - UNIDAD DE FE Y AMOR - PLN140649**  
   **Project Planner:** Ashley Nakamura. **Project Location:** 1047 Rogge Road, Salinas.  
   **Primary Parcel No:** 211-012-039-000. **Permit Type:** Use Permit. **Planning Area:** Greater Salinas Area Plan. **Environmental Status:** Negative Declaration. **Project Description:** Use Permit to allow a 19,034 square foot church (quasi-public use) and grading of approximately 2,130 cubic yards of cut and 2,130 cubic yards of fill within a Farmlands Zoning District. **Recommended Action:** Adopt Negative Declaration and Approve Project.

5. **9:00 A.M. – CASTRO JAN - PLN150216**  
   **Project Planner:** David Mack. **Project Location:** 36404 & 36324 Highway 1, Carmel.  
   **Primary Parcel No(s):** 243-251-005-000 & 243-251-008-000. **Permit Type:** Combined Development Permit. **Planning Area:** Big Sur Coast Land Use Plan, Coastal Zone. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the demolition of an existing 4,010 square foot single family dwelling and the construction of a one story 8,279 square foot single family dwelling; 2) Coastal Development Permit to allow development within 50 feet of a coastal bluff; and 3) Coastal Development Permit for a Lot Line Adjustment; 4) Coastal Development Permit for development within 750 feet of a known archaeological resource; and 5) Design Approval. **Recommended Action:** Adopt Mitigated Negative Declaration, Approve Project, and Adopt Mitigation Monitoring Reporting Plan.

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.