Monterey County Planning Commission

AGENDA

Wednesday, August 10, 2011

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

Chair: Paul Getzelman  Vice-Chair: Amy Roberts  Secretary: Carl Holm

Commissioners:

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: None

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM - KEECH PROPERTIES LLC - PLN100211

Project Planner: Delinda Robinson. Environmental Status: Mitigated Negative Declaration.
Project Description: Combined Development Permit consisting of: 1) a Coastal Development Permit to allow a Lot Line Adjustment (merger) between three legal lots of record consisting of Lot 2 (6,002 square feet, Assessor's Parcel Number [APN] 009-432-014-000), Lot 6 (6,005 square feet, APN 009-432-018-000), and Lot 7 (6,040 square feet, APN 009-432-019-000), resulting in one parcel of 18,047 square feet; 2) a Coastal Administrative Permit to allow the partial demolition, remodel of and additions to a 2,796 square foot, three-story, single family dwelling with a 486 square foot attached garage which will result in a 6,159 square foot three-story residence with an attached 836 square foot garage. The remodel and additions will include: a) at main level: demolition of 607 square feet of existing laundry room, two-car garage and portion of existing living room; remodel and conversion of existing 903 square foot living area to a new 836 square foot three-car garage, stairwell, elevator and mechanical room; 3,367 square foot addition; new 229 square foot attached portico; and 213 square feet new attached balconies and deck; b) at upper level: remodel of 1,339 square feet of living area, master bedroom and kitchen to a new studio and office; 13 square foot bay window addition, demolition of...
existing 188 square foot wood deck and construction of new 345 square foot roof-top balcony with fireplace over proposed main level addition; c) at lower level: demolish existing 433 square foot guest suite and construct 1,606 square foot lower level media room, exercise room, bar and guest rooms; c) site improvements to include: new driveway and guest parking areas, motor court, new lower terrace and patio, new courtyard with built-in barbecue, spa and fireplace, new wrought iron fence with stone columns at Ocean View property line and new site landscaping, d) approximately 1,060 cubic yards of grading (830 cut/230 fill); 3) a Coastal Administrative Permit to allow the construction of a 425 square foot guesthouse with covered porch and loggia; 4) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 5) Design Approval with materials and colors of stucco siding (Shabby Chic), slate (natural) and copper roofing, stone, metal clad doors and windows (medium bronze), and cedar trim and garage door (Thatch). The property is located at 26276 Ocean View Avenue, Carmel (Assessor's Parcel Numbers 009-432-014-000, 009-432-018-000, and 009-432-019-000), Carmel Area Land Use Plan, Carmel Point area, Coastal zone.

**Recommended Action:** Continue project to August 31, 2011 hearing.

2. **9:00 AM - SEPTEMBER RANCH PARTNERS - PLN110173**

   **Project Planner:** Valerie Negrete. **Environmental Status:** Consider previously certified Environmental Impact Report (EIR). **Project Description:** Consider request to extend the previously approved Combined Development Permit for four (4) additional years. The Combined Development Permit (PLN050001) consists of: 1) a Vesting Tentative Map for the subdivision of 891 acres into 73 market-rate residential lots and 22 affordable housing lots (15 inclusionary and 7 deed-restricted workforce housing lots) for a total of 95 residential lots; a 20.2 acre existing equestrian facility and accessory structures related to that use (Parcel E); 300.5 acres of common open space (Parcels A & C); 242.9 acres of public open space for donation/dedication (Parcel D); 250.7 acres of private open space (conservation and scenic easement) on each lot outside of the building envelope; 6.9 acres of open space reserved for future public facilities (Parcel B); annexation to the Carmel Area Wastewater District for sewage disposal; 2) a Use Permit for the public/commercial use of the equestrian center & stables for a maximum of 50 horses and a maximum water use of 3.0 acre-feet per year; 3) a Use Permit for an on-site water system including new wells, backup well(s), booster pumps, water tanks and piping for fire suppression and residents of the subdivision; 4) a Use Permit for removal of a maximum of 819 protected Coast live oaks; 5) an Administrative Permit for up to 100,000 cubic yards of grading in an "S" (Site Plan Review) Overlay Zoning District for subdivision infrastructure and improvements including, but not limited to, development of roads, water tanks, water system, and drainage detention areas; 6) a Use Permit to allow development on slopes greater than 30 percent for affordable housing on Lots 5 through 11, subdivision infrastructure and subdivision improvements; and 7) an Administrative Permit for affordable housing, equestrian center Caretaker's Unit/public office, a tract sales office and a security gatehouse. The property is located approximately 2.5 miles east of Highway 1 on the north side of Carmel Valley Road, between Canada Way and Valley Greens Drive, Mid-Carmel Valley area (Assessor's Parcel Numbers 015-171-010-000; 015-171-012-000; 015-361-013-000; and 015-361-014-000), Carmel Valley Master Plan area. **Recommended Action:** Approve Extension Request

3. **10:00AM - RIGOLETTE LLC (VILLAS DE CARMELO; FORMERLY CARMEL CONVALESCENT HOSPITAL) - PLN070497**

   **Project Planner:** Elizabeth Gonzales. **Environmental Status:** Environmental Impact Report. **Project Description:** (Continued from July 27, 2011). A) The Planning Commission will consider making a recommendation to the Board of Supervisors on Local Coastal Program (LCP) amendments for the former Carmel Convalescent Hospital site, generally located at the northwest corner of Highway One and Valley Way. The amendments generally consist of amendments to the Carmel Area Land Use Plan to change the land...
use designation from Medium Density Residential, two units per acre (MDR/2) to High Density Residential, 12.5 units per acre (HDR/12.5) and amendments to the Monterey County Coastal Implementation Plan, Part 4 (Regulations for Development in the Carmel Area Land Use Plan) (Chapter 20.146) to allow high-density residential development on the site; B) The Planning Commission will consider rescinding its June 29, 2011 motion which continued the hearing on the application for a Combined Development Permit (PLN070497/Rigoulette, LLC (Villas de Carmelo)) until a final determination had been made on the LCP amendments. The Combined Development Permit includes: 1) a Vesting Tentative Map to subdivide 3.68 acres into 46 condominium parcels and common open space; 2) Coastal Development Permit to convert the former convalescent hospital into nine condominium units with underground parking, recreation room, storage, and a gym; 3 units in garage shop; 3) Coastal Administrative Permit to demolish one existing structure and construct 8 buildings for a total of 46 condominium units; 4) Coastal Development Permit to allow development on slopes of 30% or greater; 5) Coastal Development permit to allow the removal of 97 trees (21 coast live oak and 76 Monterey pines); and 6) Design Approval. C) If the motion to continue the hearing on the Combined Development Permit is rescinded, the Planning Commission may conduct a hearing on the Combined Development Permit application. The project site’s address is 24945 Valley Way, Carmel (Assessor's Parcel Numbers 009-061-002-000, 009-061-003-000, 009-061-005-000), Carmel Area Land Use Plan area, Coastal Zone.

**Recommended Action**: 1) Consider rescinding the June 29, 2011 motion continuing the hearing on the application for a Combined Development Permit until a final determination had been made on the LCP amendments; 2A) If the continuance is not rescinded, conduct a hearing only on the LCP amendments; OR 2B) If the continuance is rescinded, conduct a public hearing on the LCP Amendments and the application for the Combined Development Permit, provide direction to staff, and continue the matter to a specific date.

**G. OTHER MATTERS: Appointment: Del Monte Forest LUAC – Joella M. Szabo**

**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.

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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.