Monterey County Planning Commission

AGENDA
Wednesday, May 25, 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: Mike Novo
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. 9:00 AM - COUNTY OF MONTEREY (HOUSING ORDINANCES/COASTAL) - REF100044
   Project Planner: Nadia Amador. Environmental Status: Negative Declaration. Project
   Description: CONTINUED FROM MAY 11, 2011. Amendments to the County’s certified
   Local Coastal Program (LCP) to implement the 2009-2014 Housing Element of the Monterey
   County General Plan and to conform to State housing law requirements. Amendments to the LCP
   consist of amendments to the Big Sur Land Use Plan, Carmel Area Land Use Plan, and Del
   Monte Forest Land Use Plan to add policies for Accessory Dwelling Units in place of Caretaker
   Unit policies, and an ordinance amending the Monterey County Coastal Implementation Plan,
   Part 1 (Title 20, Zoning Ordinance); Part 3 (Big Sur Coast Implementation Plan); Part 4 (Carmel
   Area Implementation Plan); and 5) Part 5 (Del Monte Forest Implementation Plan Area) to
   address the following topics: 1) Definitions 2) Residential Care Facilities; 3) Transitional
   Housing or Transitional Housing Development; 4) Supportive Housing; 5) Agricultural Employee
   Housing; 6) Employee Housing; 7) Single Room Occupancy Facilities; 8) Homeless Shelters; 9)
   Accessory Dwelling Units; 10) Requests for Reasonable Accommodation; and 11) Density Bonus
   and Incentives. The ordinance would amend the following chapters in Title 20 (Zoning
Ordinance): Chapter 20.06 (Definitions), Chapter 20.10 (High Density Residential Zoning Districts), Chapter 20.12 (Medium Density Residential Zoning Districts), Chapter 20.14 (Low Density Residential Zoning Districts), Chapter 20.16 (Rural Density Residential Zoning Districts), Chapter 20.17 (Watershed and Scenic Conservation Zoning Districts) Chapter 20.30 (Coastal Agricultural Preserve Zoning Districts), Chapter 20.32 (Agricultural Conservation Zoning District), Chapter 21.34 (Permanent Grazing Zoning Districts), Chapter 20.58 (Regulations for Parking), Chapter 20.64 (Special Regulations), Chapter 20.66 (Development Standards); and Chapter 20.70.120 (Exemptions from Coastal Development Permits) and would add Chapters 20.61 (Requests for Reasonable Accommodation) and 20.64 (Density Bonuses and Incentives). **Recommended Action:** Recommend adoption of the Negative Declaration, Approval of the Land Use Plan revisions, and adoption of the ordinance to the Board of Supervisors.

2. **9:00AM - RIGOULETTE LLC (VILLAS DE CARMELO) - PLN070497**  
   **Project Planner:** Liz Gonzales. **Environmental Status:** Environmental Impact Report. **Project Description:** Workshop on the application for a Combined Development Permit to redevelop the existing Carmel Convalescent Hospital site, generally located at the northwest corner of Highway One and Valley Way, with a 46-unit condominium project. Required entitlements include: 1) Standard Subdivision for a Vesting Tentative Map to subdivide 3.68 acres in to 46 condominium parcels and common open space; 2) Local Coastal Plan Amendment 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), including associated amendments to the Carmel Area Land Use Plan; 3) Coastal Development Permit to convert the former convalescent hospital into nine condominium units with underground parking, recreation room, storage, and a gym; 4) Coastal Administrative Permit to demolish one existing structure and construct 12 buildings for a total of 46 condominium units; 5) Coastal Development Permit to allow development on slopes of 30% or greater; 6) Coastal Development permit to allow the removal of 97 trees (21 coast live oak and 76 Monterey pines); and 7) Design Approval. The existing hospital address is 24945 Valley Way, Carmel (Assessor's Parcel Numbers 009-061-002-000, 009-061-003-000, 009-061-005-000), Coastal Zone. **Recommended Action:** Staff will present overview of the proposed Villas de Carmelo project.

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.
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