Monterey County Planning Commission

AGENDA

Wednesday, October 31, 2012

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

Chair: Amy Roberts  Vice-Chair: Jose Mendez  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 Vandevare

PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

D. APPROVAL OF MINUTES: September 12, 2012

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM - HILDEBRAND & SONS TRUCKING INC - PLN120334
Project Planner: John Ford. Environmental Status: Negative Declaration. Project Description: Use Permit for a temporary equipment/materials yard, portable job trailer and temporary concrete batch plant in support of the Caltrans Prunedale Improvement Project. The property is located at 223 A Harrison Road, Salinas (Assessor's Parcel Numbers 113-091-013-000, 113-091-014-000, 113-091-015-000), east of State Highway 101, Greater Salinas Area Plan. Recommended Action: Adopt Negative Declaration and Approve Project

2. 9:00AM - ABERCROMBIE LEBON G/ABERCROMBIE MARY J – PLN100612
Project Planner: Delinda Robinson. Environmental Status: Mitigated Negative Declaration. Project Description: CONTINUED FROM SEPTEMBER 26, 2012. Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow additions to and remodel of a 2,325.8 square foot one-story single family dwelling with a 449.8 square foot detached garage to include: a 1,513.4 square foot addition (master bedroom suite, media room, laundry room, office and storage), a 284.7 square foot covered front entry, a 208.9 square foot covered patio, a new roof, the installation of a roof-mounted photovoltaic system, remove asphalt driveway and replace with permeable pavers, remove concrete patio and
replace with tile patio and the addition of a fire pit; 2) Coastal Development Permit to allow
development within 100 feet of environmentally sensitive habitat; and 3) Coastal Development
Permit to allow Ridgeline Development. The property is located at 1158 Signal Hill Road,
Pebble Beach (Assessor's Parcel Number 008-261-005-000), Del Monte Forest area, Coastal
zone. **Recommended Action:** Adopt Mitigated Negative Declaration with Mitigation
Monitoring Plan and Approve Project

3. **10:30AM - CALIFORNIA-AMERICAN WATER COMPANY - PLN110373**
   - **Project Planner:** Bob Schubert. **Environmental Status:** EIR. **Project Description:**
   **CONTINUED FROM SEPTEMBER 12, 2012.** Combined Development Permit consisting of:
   1) Use Permit for the removal of the San Clemente Dam and related improvements; 2) Use Permit
   for the removal of the Old Carmel River Dam and related improvements; 3) Use Permit for
   development on 25% slopes; and 4) Use Permit for the removal of protected trees. The project
   includes road improvements on the construction access route along Cachagua Road and the Jeep
   Trail. The property is located in the San Clemente Dam Region, at the confluence of the Carmel
   River (River Mile 18.5) and San Clemente Creek, approximately 15 miles southeast of the City of
   Carmel-by-the-Sea and 3.7 miles southeast of Carmel Valley Village (Assessor's Parcel Number
   417-051-004-000; 417-051-005-000; 417-051-001-000; 417-251-002-000-M), Greater Monterey
   Peninsula Area Plan and Cachagua Area Plan. **Recommended Action:** Continue project to
   March 13, 2013.

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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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.