Monterey County Planning Commission

AGENDA
Wednesday, February 23, 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
Matthew Ottone  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: October 27, 2010
E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS
F. SCHEDULED ITEMS

1. 9:00AM - SIDHU MUKHTIAR SINGH & BALJIT KAUR - PLN100084
   Project Planner: Ramon Montano. Environmental Status: Categorically Exempt per 15303(a). Project Description: Use Permit for Ridgeline Development to allow the construction of a new 6,755 two story single family dwelling including a 1,126 square foot four car garage and 873 square feet of front and rear balcony area concrete pool and patio; Landscape Screening Plan and grading (approx. 2,100 cubic yards of cut/2,100 cubic yards of fill). The property is located at 35670 Eagle Ridge, Soledad (Assessor’s Parcel Number: 257-181-004-000), easterly of Metz Road in the River View Estates Subdivision within the Central Salinas Valley Area Plan. Recommended Action: Approve Project

2. 9:00AM - JENSEN STEPHEN N & PATRICIA A TRS - PLN100433
   Project Planner: Paula Bradley. Environmental Status: Exempt. Project Description: Use Permit for development on slopes in excess of 25% for a 170 foot long, 9 foot high retaining wall and construction of a 220.5 square foot pool storage building to clear code enforcement file 10CE00140. Grading is approximately 1,350 cubic yards (784 cubic yards cut and 528 cubic yards fill). The property is located at 45360 Carmel Valley Road, Greenfield (Assessor's Parcel Number 419-361-014-000), Central Salinas Valley Area Plan. Recommended Action: Approve Project
3. 9:30AM - FELICITY LLC - PLN100525
Project Planner: Delinda Robinson. Environmental Status: Addendum to previously adopted Mitigated Negative Declaration. Project Description: Amendment (PLN100525) to Combined Development Permit PLN090272, which consists of: 1) Coastal Administrative Permit for the demolition of 2,577 square feet of an existing single family dwelling, demolition of an existing 480 square foot detached guesthouse, the addition of 7,089 square feet to the single family dwelling, grading of approximately 890 cubic yards of cut and fill and restoration of approximately 7,822 square feet of Monterey cypress habitat area; 2) Coastal Development Permit for the construction of an 850 square foot detached caretaker unit; 3) Coastal Development Permit to allow development within 50 feet of a coastal bluff; 4) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 5) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 6) Design Approval. This amendment includes: 7,497 square foot addition to the lower level, new 390 square foot covered loggia on existing stone terrace at lower level, enclose existing 470 square foot covered loggia on main level, 390 square foot addition to existing main level courtyard terrace, reduce size of west wing addition by 60 square feet, approximately 900 additional cubic yards of grading (cut), reconfigure balconies, terraces and loggias on west wing addition, and relocate doors and windows on west wing addition. All new development will be located within the existing/approved footprint of the structure. Colors and materials to match existing. The property is located at 3252 Seventeen Mile Drive (Assessor's Parcel Number 008-462-006-000), Del Monte Forest Land Use Plan, Coastal Zone. Recommended Action: Consider Addendum with the previously adopted Mitigated Negative Declaration and Approve Amendment.

4. 10:00AM - ERSKINE FRANCES K TR - PLN100270
Project Planner: Delinda Robinson. Environmental Status: Exempt. Project Description: Use Permit to allow a wine tasting room within 200 feet of the boundary of a residential district, a General Development Plan to allow light commercial uses within an existing commercial building and Design Approval. Allowed uses to include: restaurant, wine tasting room, woodworking shop, book store, clothing store, drug store, shoe store, art gallery, stationery store, retail establishments distributing materials and products essential to agriculture and farming operations and/or specialty food store. The property is located at 1 and 3 Del Fino Place, Carmel Valley (Assessor's Parcel Number 187-433-061-000), Carmel Valley Master Plan area. Recommended Action: Approve Project

5. 10:30AM - USA/BLM (QUERFUTH) - PLN090191
Project Planner: Paula Bradley. Environmental Status: Mitigated Negative Declaration. Project Description: CONTINUED FROM 1/12/11. Use Permit and Reclamation Plan for a surface mining operation conducted by a private applicant (Querfuth) on approximately 12 acres of federal land (Bureau of Land Management). The mining permit would allow a 25-year Carmel Stone (Monterey shale) phased operation to excavate up to 1,220,000 tons of material over the 25-year life of the mine (approximately 29,800 tons over the first five years), with no permanent facilities on site. The property is located approximately six miles west of Highway 101 and San Ardo, northerly of San Ardo-Lockwood Road, a portion of Section 28, Township 22 South, Range 9 East, and Section 29 Township 22 South Range 9 East, east of Williams Hill (Assessor's Parcel Number 422-101-002-000), South County Area Plan. Recommended Action: Adopt Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan and Approve Project

6. 11:00AM - COUNTY OF MONTEREY –PROPOSED ORDINANCE TO ELIMINATE THE MINOR AND STANDARD SUBDIVISION COMMITTEES (TITLES 19, 20 AND 21) – REF100014
Project Planner: Jacqueline R. Onciano. Project Description: CONTINUED FROM JANUARY 12, 2011. Consider amendment to Title 19 (Subdivision Ordinances for the Coastal and Non-coastal unincorporated areas of the County) of the Monterey County Code to eliminate the Minor and Standard Subdivision Committees and designate the Monterey County Planning Commission
as the appropriate authority to consider subdivision applications. The Ordinance will also make corresponding amendments to Title 20 (coastal zoning ordinance) and Title 21 (non-coastal zoning ordinance) to eliminate references to the Subdivision or Minor Subdivision Committee and substitute Planning Commission. **Recommended Action:** Recommend Approval to Board of Supervisors

7. **11:00AM – COUNTY OF MONTEREY – WILLIAMSON ACT LEGISLATIVE CHANGES**  
   **Project Planner(s):** Steve Mason/Jacqueline Onciano.  
   **Project Description:** Report on Williamson Act Legislative changes.  
   **Recommended Action:** Accept Report

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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