Monterey County Planning Commission

AGENDA

Wednesday, December 9, 2009

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

Chair: Keith Vandevere  Vice-Chair: Jay Brown  Secretary: Mike Novo

Commissioners:

Paul C. Getzelman  Cosme Padilla
Jay Brown  Aurelio Salazar, Jr
Nancy Isakson  Juan Sanchez
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 28 AND NOVEMBER 18, 2009

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00 AM - MEYER CARL & MARINA - PLN090227

Planning Area: Del Monte Forest Area. Project Planner: Delinda Robinson.

Environmental Status: Categorically Exempt. Project Description:

Combined Development Permit Consisting Of: 1) A Coastal Administrative Permit To Allow The Demolition Of An Existing 2,900 Square Foot Single Family Dwelling With An Attached Carport, The Construction Of A 5,889 Square Foot Two-Story Single Family Dwelling With A 1,814 Square Foot Habitable Basement, An Attached 822 Square Foot Basement Garage And Grading Of Approximately 880 Cubic Yards Of Cut And 512 Cubic Yards Of Fill; 2) A Coastal Development Permit To Allow The Construction Of A 472 Square Foot Detached Caretaker Unit; And 3) Design Approval. The Property Is Located At 1451 Riata Road, Pebble Beach (Assessor’s Parcel Number 008-
331-020-000), West Of Cortez Road, Del Monte Forest Area, Coastal Zone.  
Recommendation Action: Approve Project

2. 9:00AM - PRISTINE DEVELOPMENT LLC (FORMERLY GARDINER’S TENNIS RANCH) - PLN080558  
Planning Area: Carmel Valley Master Plan Area. Project Planner: David Mack.  
Environmental Status: Mitigated Negative Declaration Prepared.  
Project Description: Use Permit and General Development Plan to Permit the Continuation of An Existing “Tennis Ranch” Consisting Of Guest Accommodations (24 Units), Dormitories (91 Beds), Restaurant/Dining (3 Areas), Swimming Pools (3 Pools), Clubhouse (2500 Square Feet), Bar, Hot Tubs/Spas (5), Saunas (2), Gym, General Retail/Pro Shop/Office (1180 Square Feet), Tennis Courts (16 Total), Laundry Facility (1,000 Square Feet), Storage Facilities/Sheds (13) Of Unknown Square Footage, Office/Management Facilities (1,540 Square Feet), Physical Therapy; And Various Special Events. The Project Is Located At 114 W Carmel Valley Road (Assessor’s Parcel Numbers: 189-121-001-000, 189-201-003-000, 189-201-013-000, 189-251-014-000, 189-251-015-000, 189-251-016-000, 189-261-001-000, 189-261-005-000, 189-261-009-000, 289-261-010-000, 189-261-011-000, 189-261-012-000, 189-261-013-000, 189-261-015-000, 189-261-016-000, 189-261-017-000) Carmel Valley Master Plan Area.  
Recommendation Action: Adopt Mitigated Negative Declaration with Mitigation Monitoring Reporting Plan and Approve Project

3. 9:45AM - MID VALLEY FIRE PROTECTION DISTRICT - GPZ090003  
Environmental Status: Statutorily Exempt.  
Project Description: Continued from 11/18/09. General Plan Amendment To Change General Plan Land Use Designation From "Public-Quasi-Public" To "Low Density Residential"; Rezone A 0.35 Acre Parcel From "Public-Quasi-Public" Zoning District To "Low Density Residential" District. Combined Development Permit Consisting Of: 1) Minor Subdivision Tentative Map To Allow A Division Of A 1.98 Acre Parcel Into Two Parcels Of 0.35 Acres (Parcel 1) And 1.63 Acres (Parcel 2). Parcel 1 Includes An Existing Single Family Dwelling, And Parcel 2 Includes The Existing Mid-Valley Carmel Valley Fire Station; 2) A Variance To Allow A Reduction Of The Minimum Lot Size From 1 Acre To .35 Acres In The "Low Density Residential" District. The Property Is Located At 8455 Carmel Valley Road, Carmel (Assessor’s Parcel Number 169-061-014-000), Carmel Valley Master Plan Area.  
Recommendation Action: Deny Project

4. 10:30AM – CARMEL VALLEY RANCH (CVR HSGE LLC) - PLN090322  
Project Planner: Eric Snider. Environmental Status: Addendum to an adopted Mitigated Negative Declaration. Amendment Project Description: Amendment To A Previously Approved Use Permit (PLN070350 Amending PLN060056) And Design Approval For The Conversion Of Five Existing Lodge Units Into A 4,248 Square Foot Fitness/Spa Facility And The Development Of A First Floor 1,160 Square Foot Addition. The Property Is Located At 1 Old Ranch Road, Carmel (Assessor's Parcel Number 416-522-010-000), Carmel Valley Master Plan Area.  
Recommendation Action: Approve Project
5. **11:00AM - THE UNITY CARE GROUP INC - PLN080532**  
**Planning Area:** Greater Salinas Area. **Project Planner:** Valerie Negrete.  
**Environmental Status:** Statutorily Exempt **Project Description:** Consider the denial of a use permit extension request (PLN020316) for a boarding school facility consisting of three modular classrooms (960 square feet each) serving two existing residential youth treatment residential homes. This project is located at 680 and 684 Harrison Road, Salinas (Assessor’s Parcel Numbers 113-271-006-000 and 113-271-008-000) Greater Salinas Area Plan. **Recommended Action:** Deny Project

6. **1:30PM - CASTROVILLE COMMUNITY PLAN – A - PLN090014**  
**Situs Location:** Castroville Area. **Planning Area:** North County (Non-Coastal Area). **Project Planner:** Anna Quenga. **Environmental Status:** Addendum to a previously certified environmental impact report. **Project Description:** Public hearing to consider recommendation to Board of Supervisors to: 1) Amend Section 21.08 of the Monterey County Zoning Ordinance to create a new community plan zoning district (CP) to apply community plan development standards to areas of the county for which a community plan has been adopted; 2) Amend the sectional zoning district map 21-104 to rezone the Castroville Community Plan Inland Areas from their former zoning to a “CP” District; and 3) Adopt a General Plan Amendment to amend the Castroville Community Plan (CCP) as applied to the Inland Area to adopt CCP design guidelines and site development standards as appendices to the Castroville Community Plan. The properties are located within the Castroville Community Plan boundary, Inland Area. **Recommended Action:** Continue to January 13, 2010.

7. **1:30PM - CYPRESS COMMUNITY CHURCH - PLN040308**  
**Planning Area:** Toro Area. **Project Planner:** Paula Bradley.  
**Environmental Status:** Addendum. **Project Description:** Addendum to the mitigated negative declaration for intersection improvements in the Caltrans right of way not included in the July 30, 2004 mitigated negative declaration. There are no changes to the original project description: Administrative permit to allow the construction of a driveway connecting to the north side of the intersection of Corral de Tierra Road and Highway 68 in a VS (Visual Sensitivity) Zone; grading (734 cu. yds. of cut/1,698 cu. yds of fill); and design approval. The property is located at 681 Monterey Salinas Highway, Salinas (Assessor’s Parcel Number 161-251-010-000, 161-251-011-000, 161-251-012-000), Toro Area. **Recommended Action:** Adopt addendum.

8. **2:30PM - HOLMAN RANCH HOLDINGS LLC - PLN080450**  
**Planning Area:** Carmel Valley Master Plan Area. **Project Planner:** Paula Bradley. **Environmental Status:** Mitigated Negative Declaration Prepared. **Project Description:** Continued from 11/18/09. Combined development permit consisting of: 1) A Use Permit for a 3,330 square foot agricultural processing plant for a winery producing up to 5,000 cases per year, a 3,050 square foot wine storage cave, a 240 square foot equipment storage...
BUILDING; 2) A USE PERMIT FOR THE REMOVAL OF NINE PROTECTED OAK TREES; 3) A USE PERMIT FOR DEVELOPMENT ON SLOPES IN EXCESS OF 30%; 4) AN ADMINISTRATIVE PERMIT FOR DEVELOPMENT IN A SITE PLAN REVIEW DISTRICT; 5) DESIGN APPROVAL. A NEW SMALL WATER SYSTEM WAS INSTALLED AND GRADING IS APPROXIMATELY 3,960 CUBIC YARDS (1,980 CUBIC YARDS CUT AND 1,980 CUBIC YARDS FILL, BALANCED ON-SITE; THE PROPERTY IS LOCATED AT 60 HOLMAN ROAD, CARMEL VALLEY (ASSESSOR’S PARCEL NUMBER 187-481-001-000) CARMEL VALLEY MASTER PLAN AREA.

RECOMMENDED ACTION: CONTINUE TO JANUARY 13, 2010.

9. 1:30PM - GENERAL PLAN 2007 - PLN070525
PROJECT PLANNER: ALANA KNASTER AND CARL HOLM. ENVIRONMENTAL STATUS: ENVIRONMENTAL IMPACT REPORT PREPARED. PROJECT DESCRIPTION: DISCUSS SCHEDULE AND PROCESS FOR FUTURE HEARINGS ON GENERAL PLAN UPDATE.
RECOMMENDED ACTION: PROVIDE DIRECTION TO STAFF.

10. 2:00PM - PERMIT EXTENSIONS - PD090361
PLANNING AREA: COUNTY-WIDE. PROJECT PLANNER: CARL HOLM. PROJECT DESCRIPTION: CONTINUED FROM 11/18/09. ADOPT ORDINANCES AMENDING TITLE 20 (COASTAL) AND TITLE 21 (NON-COASTAL) TO ESTABLISH A ONE-TIME, 24-MONTH, EXTENSION FOR VALID PERMITS IN EFFECT AS OF JANUARY 1, 2009 (COUNTYWIDE).
RECOMMENDED ACTION: RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS

11. 3:00PM - MOELLER MICHAEL & PATRICIA - PLN060251
PLANNING AREA: CARMEL AREA. PROJECT PLANNER: CARL HOLM. ENVIRONMENTAL STATUS: MITIGATED NEGATIVE DECLARATION PREPARED. PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT CONSISTING OF AN EQUAL EXCHANGE OF LAND BETWEEN TWO LEGAL LOTS OF RECORD RESULTING IN NO CHANGE OF AREA: LOT 5 (ASSSESSOR’S PARCEL NUMBER: 243-181-005-000/192 SAN REMO ROAD) HAS 0.61 ACRES AND LOT 6 (ASSSESSOR’S PARCEL NUMBER: 243-181-006-000/194 SAN REMO ROAD) HAS 0.85 ACRES; (2) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A THREE-STORY 3,994 SQUARE FOOT SINGLE FAMILY DWELLING WITH A 643 SQUARE FOOT THREE-CAR GARAGE, 858 SQUARE FEET OF DECK AREA, AND GRADING (APPROXIMATELY 523 CUBIC YARDS OF CUT AND 89 CUBIC YARDS OF FILL); (3) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT ON SLOPES IN EXCESS OF 30%; (4) COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF 9 MONTEREY PINE TREES AND 8 COASTAL LIVE OAK TREES. THE PROPERTIES ARE LOCATED AT 192 & 194 SAN REMO ROAD, CARMEL (ASSSESSOR’S PARCEL NUMBER 243-181-005-000 AND 243-181-006-000, EAST OF HIGHWAY ONE, CARMEL HIGHLANDS AREA, COASTAL ZONE.
RECOMMENDED ACTION: ADOPT MITIGATED NEGATIVE DECLARATION WITH MITIGATION MONITORING PLAN AND APPROVE PROJECT

G. OTHER MATTERS: SPECKELS NEIGHBORHOOD DESIGN REVIEW COMMITTEE – APPOINT: TOM CHASE AND BRIAN SGHEIZA

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.

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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