Monterey County Planning Commission

AGENDA
Wednesday, April 29, 2015

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

Chair: Martha Diehl  Vice-Chair: Cosme Padilla  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: January 28, February 11, February 25, and March 11, 2015

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00 AM - MARINA-SALINAS MULTIMODAL CORRIDOR PLAN – TRANSPORTATION AGENCY OF MONTEREY COUNTY (TAMC) PRESENTATION

Project Presenters: Ariana Green, Transportation Agency of Monterey County/Carl Holm, Acting Director, Resource Management Agency. Project Description: Receive an update from the Transportation Agency for Monterey County (TAMC) on the Marina-Salinas Multimodal Corridor Plan and recommend a preferred corridor alignment for consideration by the Board of Supervisors. Recommended Action: Recommend support of the preferred alignment by the Board of Supervisors.

2. 9:00 AM - AMARAL LUIS J/ASHLEY S - PLN150038

Environmental Impact Report. **Project Description:** Combined Development Permit consisting of: 1) an Administrative Permit to allow the construction of a 2,921 square foot single family dwelling, a 625 square foot attached garage a 595 square foot guesthouse and associated grading (1,189 cubic yards cut and fill) within a Visual Sensitivity ("VS") Zoning Overlay District; 2) a Use Permit to allow the removal of nine trees; and 3) a Design Approval. **Recommended Action:** Consider previously certified Environmental Impact Report, adopt a Mitigation Monitoring and Reporting Plan, and Approve Project

3. **9:00 A.M. - DUFLOCK MELISSA TR - PLN140891 (PROJECT WITHDRAWN)**  
   **Project Planner:** Daniel Lister.  
   **Project Location:** 71803 New Pleyto Rd, Bradley.  
   **Assessor’s Parcel No(s):** 423-071-085-000, 424-061-020-000 and 424-061-021-000.  
   **Permit Type:** Use Permit.  
   **Planning Area:** South County.  
   **Environmental Status:** Categorical Exemption.  
   **Project Description:** Use Permit for development on slopes greater than 25% for the construction of a 2.6 acre vineyard irrigation pond to retain a volume of 10 acre-feet of water (approximately 15' maximum depth). Grading of approximately 29,890 cubic yards of cut and 16,510 cubic yards of fill.  
   **Recommended Action:** None. Applicant has withdrawn project.

4. **10:00 A.M. - ALEXANDER CHARLES D/MURAKAMI PAMELA S - PLN140857**  
   **Project Planner:** Grace Bogdan.  
   **Project Location:** 8170 N Prunedale Rd, Salinas.  
   **Assessor’s Parcel No:** 129-041-011-000.  
   **Permit Type:** Use Permit.  
   **Planning Area:** North County Area Plan.  
   **Environmental Status:** Categorical Exemption.  
   **Project Description:** Use Permit to allow the removal of 6 Coast Live Oak trees for the development of a new 2,427 square foot single family dwelling with a 1,120 square foot detached art studio and a 157 square foot kiln.  
   **Recommended Action:** Approve Project.

5. **10:00 A.M. - PORTER ESTATE COMPANY BRADLEY RANCH INC - PLN140395**  
   **Project Planner:** Grace Bogdan.  
   **Project Location:** 72327 Jolon Rd, Bradley.  
   **Assessor’s Parcel No:** 424-081-082-000.  
   **Permit Type:** Temporary Use Permit.  
   **Planning Area:** South County.  
   **Environmental Status:** Mitigated Negative Declaration.  
   **Project Description:** Temporary Use Permit to allow production testing and the exploration for oil and gas using an existing well (Bradley Well 2-2).  
   **Recommended Action:** Adopt Mitigated Negative Declaration with the Mitigation Monitoring Reporting Plan and Approve Project.

6. **10:30 A.M. – CODE ENFORCEMENT PRESENTATION**  
   Oral presentation by Code Enforcement Manager Tim Burns regarding Code Enforcement Activities

G. **OTHER MATTERS: APPOINTMENTS – CASTROVILLE LAND USE ADVISORY COMMITTEE:**  
   Diane Jimenez Adriana Melgoza  
   Richard Coffelt Ronald J. Stefani  
   Paul Cortopassi

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.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as 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.