Monterey County Planning Commission

AGENDA
Wednesday, October 13, 2010

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

Chair: Jay Brown  Vice-Chair: Matthew Ottone  Secretary: Mike Novo
Commissioners:
Paul C. Getzelman  Cosme Padilla
Jay Brown  Aurelio Salazar, Jr
Amy Roberts  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: June 30, July 21, July 28, and August 11, 2010

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM - HARPER CANYON REALTY LLC - PLN000696
Recommended Action: Continue Hearing on the Project To October 27, 2010.
2. **9:00AM - MORGADINHO FERNANDO M & MARILYN M TRS - PLN090006**  
   **Planning Area:** Carmel Valley Master Plan.  
   **Project Planner:** Anna Quenga.  
   **Environmental Status:** Exempt.  
   **Project Description:** Combined Development Permit consisting of an Administrative Permit and Design Approval to allow an addition to a single family dwelling within a Site Plan review district and Use Permit to allow development within the Carmel Valley Floodplain. Development consists of partial demolition, remodel, and addition to a single family dwelling (a 703 square foot addition to the main level, demolition of the existing 609 square foot second story and construction of a new 1,234 square foot second story, and the construction of a 536 square foot attached garage, a 351 square foot covered front porch, and a 759 square foot rear deck). Materials and colors to consist of stucco and wood painted brown and taupe for the walls, green clad windows and metal guardrails, and grey asphalt shingles. The project includes the replacement of the existing septic system and approximately 200 cubic yards of grading (less than 100 cubic yards of cut and less than 100 cubic yards of fill). The property is located at 35 Paso Hondo, Carmel Valley (Assessor's Parcel Number 189-111-014-000), Carmel Valley Master Plan area.  
   **Recommended Action:** Continue Hearing on project to October 27, 2010

3. **9:30AM - URIBE DON A - PLN040707**  
   **Planning Area:** Cachagua Area Plan.  
   **Project Planner:** Craig Spencer.  
   **Environmental Status:** Mitigated Negative Declaration.  
   **Project Description:** CONTINUED FROM AUGUST 25, 2010. Use Permit to: 1) Clear a violation (CE040207) involving the removal of 47 protected trees; and 2) To allow new development including the removal of an addition 20 protected trees for the construction of a new 2,700 square foot one-story single family dwelling with a 1,349 square foot attached garage, a 720 square foot detached pole barn, a new 5,000 gallon tank, a new septic system, and approximately 2,000 cubic yards of grading. The property is located at 39007 Tassajara Road, Carmel Valley (Assessor's Parcel Number: 418-311-007-000) Cachagua Area.  
   **Recommended Action:** Adopt Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan and Approve Project.

4. **10:00AM - AGRICULTURE & LAND-BASED TRAINING ASSOCIATION - PLN090095**  
   **Planning Area:** North County Area, Coastal.  
   **Project Planner:** Liz Gonzales.  
   **Environmental Status:** Mitigated Negative Declaration.  
   **Project Description:** Coastal Development Permit to allow a voluntary wetland restoration project on approximately 40 acres of a 195 acre parcel. The restoration consists of restoring, improving and maintaining native plant and endangered habitat while reconnecting the Carneros Creek to its historic floodplain. Grading consists of 4,130 cubic yards of cut and 4,130 cubic yards of fill, all to be balanced on site. The property is located east of Sill Road at 420 Hall Road in the Elkhorn Slough Watershed, Royal Oak (Assessor's Parcel Numbers 181-251-001-000 & 181-251-003-000), North County area, Coastal Zone.  
   **Recommended Action:** Adopt the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Plan and Approve Project.

5. **10:30AM - COUNTY OF MONTEREY (ROOSTER ORDINANCE) - PD070731**  
   **Project Location:** RDR, LDR, MDR, and A inland Zoning Districts.  
   **Planning Area:**
Inland Unincorporated County. **Environmental Status:** Proposed Negative Declaration. **Project Description:** (BOS Referral No. 2007-02) Ordinance to amend Chapter 21.06 and portions of Chapters 21.12, 21.14, 21.16, 21.48 and 21.64 of Title 21 (Zoning) of the Monterey County Code to regulate the keeping of roosters in the Medium Residential District (MDR), Low Density Residential District (LDR), Rural Density Residential District (RDR), and the Limited Agricultural Zoning District (A). **Recommended Action:** Recommend the Board of Supervisors adopt the Negative Declaration and adopt the ordinance.

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.

**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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