Monterey County Planning Commission

AGENDA
Wednesday, July 31, 2013

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

Chair: Jose Mendez    Vice-Chair: Luther Hert    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: June 26, 2013

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM - GORES SAM TR - PLN130031
   Project Planner: Joe Sidor.  Environmental Status: Exempt.  Project Description: CONTINUED FROM JULY 10, 2013. Amendment to modify the architectural design of a previously approved Combined Development Permit (PC93112) which consisted of: 1) a Coastal Development Permit to allow a 3,300 square foot single family dwelling with a 1,280 square foot attached garage, well, septic system, grading (1,600 cubic yards), a 15,000 gallon water tank, and satellite dish; and 2) a Coastal Development Permit for an 850 square foot Caretaker's quarters with a 586 square foot attached garage. As amended, the Combined Development Permit would consist of: 1) a Coastal Development Permit to allow the construction of a 4,877 square foot two-story single family dwelling with a 592 square foot attached garage, driveway and motorcourt, pool, 602 square feet of deck area, well, and grading (approximately 3,120 cubic yards of cut and 2,060 cubic yards of fill); and 2) a Coastal Development Permit to allow the construction of an 850 square foot Caretaker's Unit, with a 522 square foot attached garage.
garage, 364 square feet of deck area, septic system and driveway. The property is located at 47062 Clear Ridge Road, Big Sur (Assessor's Parcel Number 419-271-005-000), Big Sur Coast Land Use Plan, Coastal Zone. **Recommended Action:** Approve Project.

2. **9:30AM - COUNTY OF MONTEREY (DEVELOPMENT EVALUATION SYSTEM) - REF120030**
   
   **Project Planner:** Anna Quenga. **Environmental Status:** Statutorily Exempt per Section 15262. **Project Description:** Conduct a workshop to consider concepts for a Development Evaluation System for the unincorporated inland areas of the County that would evaluate and score certain development pursuant to Policy No. LU-1.19 of the 2010 General Plan. **Recommended Action:** Conduct a workshop and provide direction to staff.

G. **OTHER MATTERS: Land Use Advisory Committee Reappointment/Resignations**

   **REAPPOINTMENTS**
   
   **Big Sur LUAC**
   Steve Beck, Dan Priano, S. Richard Ravich

   **Carmel Highlands LUAC**
   Peter Davis, Barbara Rainer, Don Wald

   **Carmel Valley LUAC**
   Janet Brennan, Neil Agron, David Burbidge

   **Del Monte Forest LUAC**
   Sandy Getreu, Kimberly Caneer, Joella Szabo

   **Great Monterey Peninsula LUAC**
   Joy Jacobs

   **South Coast LUAC**
   John Handy

   **South County LUAC**
   Bart Bartosh, Melissa Duflock, Carla Martinez, Will Taylor

   **Spreckels NDRC**
   Scott Henningsen

   **Toro LUAC**
   Michael Weaver, Michael Mueller, Beverly Bean, Robert Reiger, Lauren Keenan

   **RESIGNATIONS**
   
   **Carmel Valley LUAC** – Douglas Pease
   **Greater Monterey Peninsula LUAC** – Larry Reierson
   **North County Non-Coastal LUAC** – Steve Snodgrass
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.