Monterey County Planning Commission

AGENDA
Wednesday, June 24, 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:
Steve Pessagno  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. APPROVAL OF MINUTES: APRIL 29, 2009

D. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM - POTTIER CHARLES C & MONICA P - PLN080348
PLANNING AREA - BIG SUR COAST AREA. PROJECT PLANNER - JOE SIDOR.
ENVIRONMENTAL STATUS - CATEGORICALLY EXEMPT. PROJECT DESCRIPTION - AFTER THE FACT COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN THE BIG SUR CRITICAL VIEWSHED AND A DESIGN APPROVAL FOR THE CONSTRUCTION OF A 147 SQUARE FOOT ADDITION TO AN EXISTING 2,356 SQUARE FOOT TWO-STORY SINGLE FAMILY RESIDENCE WITH AN EXISTING 600 SQUARE FOOT DETACHED GARAGE AND AN EXISTING 480 SQUARE FOOT DETACHED BARN, AND REQUEST FOR WAIVER OF FEES FOR THE COASTAL DEVELOPMENT PERMIT. THE PROJECT IS LOCATED AT 36496 HIGHWAY ONE, GARRAPATA RIDGE (ASSESSOR'S PARCEL NUMBER 243-301-010-000), BIG SUR AREA, COASTAL ZONE.
2. **9:30AM - THE SCHOMAC GROUP INC - PLN090069**  
**Planning Area: Greater Monterey Peninsula Area. Project Planner - Maria Lopez. Environmental Status: Addendum To EIR (Santa Lucia Preserve).**  
**Project Description:** Extension of a previously approved combined development permit (PLN060548) consisting of: (1) a Use Permit for the removal of 19 healthy protected oak trees, 8 protected oak trees in fair to poor condition, and the relocation of 18 protected oak trees; (2) a Use Permit for development on slopes in excess of 30%; (3) an Administrative Permit for development within a site plan review zoning district or "S" district to allow the construction of a split level 5,388 sq. ft. single family dwelling with an attached 1,134 sq. ft. four-car garage, a detached 640 sq. ft. one-story guesthouse, a 270 linear foot retaining wall, a 2,597 sq. ft. pool deck, a 284 sq. ft. master suite deck, a 1,250 sq. ft. deck at north elevation, a septic disposal system, and grading (approx. 1,169 cu. Yds. Cut/1,043 cu. Yds. Fill); (4) an Administrative Permit for a 1,195 sq. ft. one-story caretaker's unit with detached 440 sq. ft. carport and septic disposal system; and (5) a Design Approval. The project is located at 13 Cantera Run, Carmel (Assessor's Parcel Number 239-011-023-000), Santa Lucia Preserve, Greater Monterey Peninsula Area. **Recommended Action:** Approve Extension

3. **10:00AM - Carmel Unified School Dist - PLN060652**  
**Planning Area: Carmel Area. Project Planner - Elizabeth Gonzales. Environmental Status: Categorically Exempt. Project Description:** Combined Development Permit consisting of a Coastal Administrative Permit to allow for the relocation of six modular classrooms to include connection to existing electrical, fire alarm, data and phone systems in order to clear code violation CE060265; and a Coastal Development Permit to allow modification of parking requirements due to the unusual characteristics of the site vicinity. The project is located at 2770 15th Avenue, Carmel (Assessor's Parcel Number 009-511-001-000), Carmel Area, Coastal Zone. **Recommended Action:** Approve Project

4. **10:00AM - Carmel Unified School Dist - PLN060651**  
**Planning Area: Carmel Area. Project Planner - Elizabeth Gonzales. Environmental Status: Categorically Exempt. Project Description:** Coastal Administrative Permit and Design Approval to allow the construction of a 3,232 square foot classroom wing (Building P) containing three regular classrooms and three smaller spaces to replace three modular structures upon completion of construction; and a Coastal Administrative Permit to allow 5,400 square foot multi-purpose building (Building Q) to replace the remaining three modular structures upon completion of construction. The project is located at 2770 15th Avenue, Carmel (Assessor's Parcel Number 009-511-001-000), Carmel Area, Coastal Zone. **Recommended Action:** Approve Project
5. **10:00 AM - THE CARMEL PRESBYTERIAN CHURCH - PLN090070**  
**Planning Area -** Carmel Valley Master Plan Area. **Project Planner -** David Mack. **Environmental Status -** N/A. **Project Description -** Request for a vested rights determination for a previously approved combined development permit for a community life center; and request for waiver of the application fee. The property is located at the terminus of Rio Road and East of Val Verde Drive, Carmel Valley (Assessor’s Parcel Number 015-021-004-000) Carmel Valley Master Plan Area. (Continued from May 27, 2009.) **Recommended Action -** Find request is premature and no vested rights to date and deny waiver of fees.

6. **1:30 PM - STAGECOACH TERRITORY (RED BARN) - PD080726**  
**Planning Area -** North County (Non-Coastal Area). **Project Planner –** Mike Novo/Steve Mason. **Environmental Status -** N/A. **Project Description -** Continued from 6/10/09. Consider modification or revocation of use permits ZA-3117, ZA-3567 and ZA-3629 for the "Red Barn" operation at 1000 Highway 101, Aromas due to the Red Barn’s expansion of outdoor sales beyond the boundaries allowed by the use permits and violation of certain conditions of approval. The existing use permits allow outdoor retail sales, beer tasting, snack food bar, wine tasting and sales, and parking. The reason for the public hearing is for the Planning Commission to take testimony and then consider whether to revoke or modify the use permits. **Recommended Action -** Consider Modification Of Use Permits.

7. **1:30 PM - GENERAL PLAN 2007 - PLN070525**  

G. OTHER MATTERS

H. DEPARTMENT REPORT

I. ADJOURNMENT

The Recommendation Action section 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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