pledge of allegiance

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

D. APPROVAL OF MINUTES: January 12, 2011

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. 9:00AM -CONSENT ITEM

Del Mesa Carmel Community Association - PLN100634
Project Planner: Maria Lopez. Environmental Status: Exempt. Project Description: Design Approval to allow the construction of a 672 square foot fitness room addition to an existing pool house within the Del Mesa Carmel Property. Materials and colors to match existing structure. The property is located at 500 Del Mesa Drive, Carmel (Assessor's Parcel Number: 015-441-002-000), Carmel Valley Master Area Plan. Recommended Action: Approve Project

G. SCHEDULED ITEMS

1. 9:00AM - County of Monterey (Housing Ordinances - Coastal) - REF100044
Project Planner: Nadia Amador. Environmental Status: Negative Declaration. Project Description: (CONTINUED FROM MARCH 9, 2011) (Coastal Amendments) Workshop to receive introduction to preliminary draft ordinances to amend the Zoning Ordinance (Title 20 -- coastal zoning) to implement the 2009-2014 Housing Element. The proposed ordinances would amend Title 20 to add provisions for: 1) Density Bonuses and Incentives; 2) Second Dwelling Units; 3) Farm/Agricultural Worker Housing; 4) Residential Care Homes; 5) Emergency Shelters;
6) Transitional and Supportive Housing; 7) Single Room Occupancy (SRO) Units; 8) Definition of "Family"; and 9) Reasonable Accommodation. **Recommended Action:** Conduct a workshop on the preliminary draft ordinances, and provide direction to staff.

2. **9:00 AM - COUNTY OF MONTEREY (HOUSING ORDINANCES NON-COASTAL) - REF100052**

   **Project Planner:** Nadia Amador.  
   **Environmental Status:** Negative Declaration.  
   **Project Description:** (CONTINUED FROM MARCH 9, 2011) Workshop to receive introduction to preliminary draft ordinances to amend the Zoning Ordinance (Title 21 —non-coastal) to implement the 2009-2014 Housing Element. The proposed ordinances would amend Title 21 to add provisions for: 1) Density Bonuses and Incentives; 2) Second Dwelling Units; 3) Farm/Agricultural Worker Housing; 4) Residential Care Homes; 5) Emergency Shelters; 6) Transitional and Supportive Housing; 7) Single Room Occupancy (SRO) Units; 8) Definition of "Family"; and 9) Reasonable Accommodation. **Recommended Action:** Conduct a workshop on the preliminary draft ordinances and provide direction to staff.

3. **10:00 AM - HUGO H & LINDA HUGO TRS - PLN090351**

   **Project Planner:** Steve Mason.  
   **Environmental Status:** Exempt.  
   **Project Description:** (CONTINUED FROM FEBRUARY 9, 2011.) Administrative Permit and Design Approval to allow the construction of a detached, two-story, 2,328.5 square foot barn/accessory structure and removal of two Pine trees (14” and 12”) in a Site Plan Review District. The property is located at 583 Viejo Road, Carmel (Assessor's Parcel Number 103-031-004-000), Greater Monterey Peninsula Area Plan. **Recommended Action:** Deny project.

4. **10:00 AM - HOMLAN RANCH HOLDINGS LLC (AT&T MOBILITY) - PLN090385**

   **Project Planner:** Paula Bradley.  
   **Environmental Status:** Negative Declaration.  
   **Project Description:** Combined Development Permit consisting of: 1) A Use Permit to allow the temporary use of a Cellular on Wheels (COW) portable telecommunication facility to be used during the construction period of permanent telecommunications facilities; and 2) a Use Permit to allow the installation of a 40 foot high "tree-pole" wireless telecommunication facility, a 12 foot by 20 foot equipment shelter with a mounted GPS antenna, a 20 foot long by 4 foot high CMU retaining wall, and a six foot tall wood fence enclosure; and 3) a Use Permit for ridgeline development; and Design Approval. Grading is approximately 30 cubic yards (30 cubic yards cut and 30 cubic yards fill). 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:** Adopt Negative Declaration and Approve Project.

5. **11:00 AM - AVILA SAM TR ET AL - PLN100632**

   **Project Planner:** Ramon Montano.  
   **Environmental Status:** Mitigated Negative Declaration.  
   **Project Description:** (CONTINUED FROM DECEMBER 8, 2010) Appeal by the Ventana Conservation and Land Trust and Halt Oil Drilling Now (HOLD) of Southern Monterey County from the Zoning Administrator’s approval of applications (Venoco LLC /PLN090118, PLN090119, and PLN090120) for three Use Permits, each allowing the drilling of up to three exploratory oil and natural gas wells. There are three proposed sites (1b, 7a, 34b), and each site will contain up to three (3) exploratory oil and gas wells on a single pad. The drilling of the second and then the third exploratory wells on each pad is dependent upon the results of the testing for the first well. The project will be completed in two phases: 1) a site preparation phase, road grading for the purpose of access to each of the proposed sites; and development of pads to locate a stable drilling platform for the exploratory drilling equipment and the construction of ancillary non permanent structures; and 2) the drilling and testing phase. The appeal also includes a request for the Planning Commission to waive and refund the appeal fees to the Appellant. Well site #7a, is located in Section 7, (Township 24 South, Range 11 East), approximately 0.60 miles southwest of Highway 101 and approximately 0.90 miles southeast of Jolon Road.
Well site #1b is located in Township 24 South, Range 10 East, Section 1, 0.5 miles west of Highway 101 and 0.20 miles north of Jolon Road (Assessor's Parcel Number 424-101-023-000). Well site #34b is located in Township 23 South, Range 10 East, Section 34, approximately 2.2 miles west of state Highway 101 and approximately 0.90 miles north of Jolon Road (Assessor's Parcel Number 423-091-040-000). The three project sites are located along the west side of Highway 101 within the South County Area Plan. The project will require a total of 30,010 cubic yards of grading. The soil will be redistributed on each site to create a pad for each of the three drilling platforms. Project site 7a will require 2,770 cubic yards of cut and 2,560 cubic yards of fill. Project site 1b will require 8,970 cubic yards of cut and 8,240 cubic yards of fill, site 34b will require 18,270 cubic yards of cut and 16,320 cubic yards of fill. The remainder 2,890 cubic yards of spoils will remain on each respective site. Recommended Action: Approve Fee Waiver request and continue the public hearing to June 29, 2011.

H. OTHER MATTERS:
- Alta California Land Company LLC - REF100047 For information only: On February 9, 2011, the Planning Commission continued the hearing on this item to March 30, 2011. Subsequently, a public hearing was duly noticed and held on March 9, 2011. The Planning Commission made a final decision on March 9, 2011. Therefore, this matter has been removed from the March 30, 2011 Planning Commission agenda.
- South County Land Use Advisory Committee – Appointment – Carla Martinez

I. DEPARTMENT REPORT

J. 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.