Monterey County Planning Commission

AGENDA
Wednesday, January 27, 2010

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:
  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: December 9, 2009

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM - CALIFORNIA-AMERICAN WATER COMPANY (METRO PCS)- PLN070295
   PLANNING AREA: CARMEL VALLEY MASTER PLAN. PROJECT PLANNER: ELISA
   CAVALIERE. ENVIRONMENTAL STATUS: MITIGATED NEGATIVE DECLARATION PREPARED.
   PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) A USE PERMIT
   TO ALLOW THE ESTABLISHMENT OF A WIRELESS COMMUNICATION FACILITY TO CONSIST OF
   ONE POLE 40 FEET IN HEIGHT WITH TWO ANTENNAS ON THE POLE; (2) AN ADMINISTRATIVE
   PERMIT TO ALLOW DEVELOPMENT WITHIN A SITE PLAN REVIEW OR "S" ZONING DESIGNATION;
   (3) A USE PERMIT TO ALLOW THE WIRELESS COMMUNICATION FACILITY TO EXCEED THE
   MAXIMUM HEIGHT ALLOWANCE OF THE LOW DENSITY RESIDENTIAL ZONING DISTRICT OR
   "LDR" DISTRICT BY 19 FEET IN HEIGHT (ANTENNA HEIGHT TO BE 49 FEET) AND (4) DESIGN
   APPROVAL. THE PROJECT IS LOCATED AT 46 CAMINO DE TRAVESIA, CARMEL VALLEY
   (ASSSESSOR'S PARCEL NUMBER 189-401-004-000), CARMEL VALLEY MASTER PLAN AREA.
   RECOMMENDED ACTION: CONTINUE TO FEBRUARY 10, 2010.
2. **9:00AM - MOELLER MICHAEL & PATRICIA - PLN060251**  
   **PLANNING AREA:** CARMEL AREA. **PROJECT PLANNER:** CARL HOLM. **ENVIRONMENTAL STATUS:** MITIGATED NEGATIVE DECLARATION PREPARED. **PROJECT DESCRIPTION:** HEARING CONTINUED FROM DECEMBER 9, 2009. COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT CONSISTING OF AN EQUAL EXCHANGE OF LAND BETWEEN TWO LEGAL LOTS OF RECORD RESULTING IN NO CHANGE OF AREA: LOT 5 (ASSessor’S PARCEL NUMBER: 243-181-005-000/192 SAN REMO ROAD) HAS 0.61 ACRES AND LOT 6 (ASSessor’S PARCEL NUMBER: 243-181-006-000/194 SAN REMO ROAD) HAS 0.85 ACRES; (2) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A THREE-STORY 3,994 SQUARE FOOT SINGLE FAMILY DWELLING WITH A 643 SQUARE FOOT THREE-CAR GARAGE, 858 SQUARE FEET OF DECK AREA, AND GRADING (APPROXIMATELY 523 CUBIC YARDS OF CUT AND 89 CUBIC YARDS OF FILL); (3) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT ON SLOPES IN EXCESS OF 30%; (4) COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF 9 MONTEREY PINE TREES AND 8 COASTAL LIVE OAK TREES. THE PROPERTIES ARE LOCATED AT 192 & 194 SAN REMO ROAD, CARMEL (ASSessor’S PARCEL NUMBER 243-181-005-000 AND 243-181-006-000, EAST OF HIGHWAY ONE, CARMEL HIGHLANDS AREA, COASTAL ZONE. **RECOMMENDED ACTION:** CONSIDER REQUEST FOR CONTINUANCE AND PROVIDE DIRECTION TO STAFF.

3. **9:00AM - GENERAL PLAN 2007 - PLN070525**  
   **PROJECT PLANNER:** ALANA KNASTER AND CARL HOLM. **ENVIRONMENTAL STATUS:** ENVIRONMENTAL IMPACT REPORT PREPARED. **PROJECT DESCRIPTION:** DISCUSS SCHEDULE AND PROCESS FOR FUTURE HEARINGS ON GENERAL PLAN UPDATE. **RECOMMENDED ACTION:** PROVIDE DIRECTION TO STAFF.

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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