Monterey County Planning Commission

AGENDA

Wednesday, February 9, 2011

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
Commissions:
Paul C. Getzelman    Cosme Padilla
Jay Brown    Aurelio Salazar, Jr
Amy Roberts    Jose Mendez
Matthew Ottone    Martha Diehl
Don Rochester    Keith Vandevere

PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

D. OTHER MATTERS: ELECT CHAIR AND VICE-CHAIR.

E. APPROVAL OF MINUTES: December 8, 2010

F. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

G. SCHEDULED ITEMS

1. 9:00AM – VASQUEZ MARIA A ET AL – PLN040529
Project Planner: Carl Holm. Environmental Status: Exempt. Project Description: CONTINUED FROM 1/12/11. Consider denial of a Minor Subdivision Tentative Map to allow the division of an approximately 9.25 acre parcel into three parcels of 3.08 acres (parcel 1); 3.08 acres (parcel 2); and 3.08 acres (parcel 3), respectively. A total of four residences exist on the property (three single family dwellings and one Caretaker’s Unit [mobile home]). The property is located at 34735 Metz Road, Soledad (Assessor's Parcel Number 257-121-019-000), Central Salinas Valley Area Plan. Recommended Action: Deny Project.

2. 9:00AM - HUGO H & LINDA HUGO TRS - PLN090351
Project Planner: Steve Mason. Environmental Status: Exempt. Project Description: CONTINUED FROM 1/26/11. 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.

3. **9:00AM – ALTA CALIFORNIA LAND COMPANY LLC – REF100047**  
   **Project Planner:** Mike Novo.  
   **Environmental Status:** Addendum to Mitigated Negative Declaration.  
   **Project Description:** CONTINUED FROM 1/12/11.  
   Amendment to an approved Combined Development Permit (PLN060102/Keehn, PLN000357/Gamboa) consisting of a Use Permit to allow a quasi-public use in the Low Density Residential zoning district, including site plan and design review for development of a 64-suite, 78-bed, assisted care living facility consisting of a 3-building complex totaling 43,400 square feet, 35 space parking lot including 4 handicap-accessible spaces, balanced grading (3,000 cy cut/3,000 cy fill), access and parking improvements across a neighboring lot (APN: 015-021-003-000) to Carmel Rancho Boulevard, improvements to Val Verde Drive for emergency access to Carmel Valley Road, an underground graywater and cistern systems, and on-site water detention ponds; a Use Permit to allow development on slopes exceeding 30%; and allocation of 4.8 acre feet of water to the project. Modifications to be considered include modification of a condition requiring the preservation of a non-protected Monterey pine and amending the project description to delete graywater and cistern systems, removing conditions requiring underground graywater and cistern systems, and amending landscaping conditions. Said modifications are related to Monterey Peninsula Water Management District Water Permit No. 25730 issued on July 27, 2008 wherein the District determined graywater was not required for a 78-bed facility subject to Special Conditions of Approval including specific design requirements. **Recommended Action:** Consider Addendum with previously adopted Mitigation Negative Declaration and Approve Permit Amendment.

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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