Monterey County Planning Commission

AGENDA

Wednesday, January 25, 2012

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

Chair: Paul Getzelman       Vice-Chair: Amy Roberts    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: None

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM - CHEVRON USA INC - PLN110406
   Project Planner: Taven Kinison Brown. Environmental Status: Addendum to previously certified EIR for the Chevron San Ardo to Coalinga Heated Oil Pipeline. Project Description: CONTINUED FROM JANUARY 12, 2012. Amendment and Extension to a previously approved permit (PLN030507) to modify Condition of Approval #9 eliminating the number of truck trips and adhering to the established emissions threshold and request a three-year extension of the Use Permit from its present expiration. The pipeline project commences at Assessor's Parcel Number 237-101-002-000), San Ardo area, South County Area Plan. Recommended Action: Consider the Addendum to the previously certified EIR and Approve Use Permit Amendment and Extension of Use Permit as amended.

2. 9:00AM - HORSLEY ANDREW P TR ET AL – PLN110426
   Project Planner: Daniel Lister. Environmental Status: Exempt. Project Description: Use Permit to allow the storage and distribution of petroleum products on an existing heavy commercial site. The project includes the installation of seven (7)
above-ground petroleum holding tanks with concrete containment wall near the existing 6,000 square foot building. Associated improvements include a new oil/water separator and fencing modifications. The property is located at 1083 Madison Lane, Salinas (Assessor's Parcel Numbers 261-052-008-000, 261-052-002-000, 261-052-003-000, 261-052-006-000, and 261-052-009-000), Greater Salinas Area Plan. **Recommended Action** Approve Project

3. **9:00AM - POPPY HOLDINGS INC. - PLN100655**
   
   **Project Planner:** Delinda Robinson.  **Environmental Status:** Mitigated Negative Declaration.  **Project Description:** Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the renovation of the Poppy Hills Golf Course to include: removal of the existing irrigation system and installation of a new irrigation system including new irrigation lines, new programming/timing devices and new controllers with current technology in conjunction with sand-capping the existing golf course, driving range and practice putting green to improve water conservation and drainage; and changes to the alignment of specific holes to reduce irrigation and improve play. The project will include approximately 61,000 cubic yards of grading which will be balanced on site and the import of approximately 55,000 cubic yards of sand for the sand-capping component; 2) a Coastal Administrative Permit to allow the demolition of the existing snack bar and construction of a new 336 square foot snack bar and 1,000 square foot dining patio; 3) a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; 4) a Coastal Development Permit to allow the removal of 533 trees; 5) Design Approval; and 6) a General Development Plan. The property is located at 3200 Lopez Road, Pebble Beach (Assessor's Parcel Numbers 008-031-016-000 & 008-032-003-000), Del Monte Forest Land Use Plan, Coastal Zone. **Recommended Action:** Adopt Mitigated Negative Declaration with Mitigation Monitoring Reporting Plan and Approve Project

4. **9:30 AM - CARMEL RIO ROAD LLC - GPZ090004**
   
   **Project Planner:** Bob Schubert.  **Environmental Status:** Exempt.  **Project Description:** Consider denial of a Combined Development Permit consisting of: a) Standard Subdivision of a 7.92 acre property into 31 Market Rate lots and one Inclusionary Housing lot containing 11 Inclusionary units (2 very low, 5 low and 4 moderate); and b) Administrative Permit and Design Approval for development in the "D" (Design Control) and "S" (Site Review) Zoning Districts. The property is located at 15 and 26500 Val Verde Drive, Carmel (Assessor's Parcel Numbers 015-021-020-000, 015-021-021-000 and 015-021-015-000), Carmel Valley Master Plan. **Recommended Action:** Deny project

5. **11:00AM – PROOF OF ACCESS ORDINANCE – PLN060127**
   
   **Project Planner:** Carl Holm.  **Project Description:** CONTINUED FROM DECEMBER 14, 2011. Consider Ordinances amending Titles 20 and 21 of the Monterey County Code to establish regulations for new development that would intensify use of a private road or access easement (“Proof of Access”). **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.

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 must have no less 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 Tuesday Board meeting.