Monterey County Planning Commission
Special Meeting (Change of Location)

AGENDA
Wednesday, June 8, 2011

Monterey County Government Center – *Monterey Room
168 W. Alisal Street, 2nd Floor
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: March 30, April 13, and April 27, 2011

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00 AM - ROMAN CATHOLIC BISHOP OF MONTEREY - PLN100263
   Project Planner: Paula Bradley.  Environmental Status: Exempt.  Project Description: Use Permit to allow the demolition of two existing non-historic single family residences. No development is proposed. The property is located at 28 Spreckels Boulevard, Spreckels (Assessor's Parcel Number 177-034-004-000), Greater Salinas Area Plan.  Recommended Action: Approve Project.

2. 9:00 AM - TANNER BILL/PAT - PLN080405
   Project Planner: Delinda Robinson.  Environmental Status: Exempt.  Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow the construction of a 2,300 square foot one-story single family residence with an attached 757 square foot garage, 250 square foot deck, a 280 square foot covered porch, installation of a septic system, an 18 foot wide paved driveway and associated grading (approximately 700 cubic yards); 2) Coastal Administrative Permit to allow the construction of a 6,720 square foot one-story barn; 3) Coastal Administrative Permit to allow the keeping of livestock; 4) Coastal Administrative Permit for the construction of a well; and 5) Coastal Development Permit for ridgeline development. The property is located at 15225 Serape Court, Castroville (Assessor's Parcel...
Number 131-151-007-000), North County area, Coastal Zone. **Recommended Action:** Approve Project

3. **9:30 AM - STATE OF CALIFORNIA - PLN110196**  
   **Project Planner:** Laura Lawrence.  
   **Environmental Status:** Exempt.  
   **Project Description:** Zoning Reclassification to rezone an approximately 2 acre parcel from "WSC/40 (CZ)" [Watershed and Scenic Conservation, 40 acres per unit, Coastal Zone] to "WSC/40-HR (CZ)" [Watershed and Scenic Conservation, 40 acres per unit, Historic Resources Overlay Zoning District, Coastal Zone]. The property is located west of Highway 1 at Abalone Cove, north of Kasler Point, Big Sur area (Assessor's Parcel Number 243-251-014-000), Big Sur Coast Land Use Plan, Coastal Zone. **Recommended Action:** Recommend Approval to the Board of Supervisors.

4. **10:00 AM - PRADER ASSOCIATES - PLN090365**  
   **Project Planner:** Ramon Montano.  
   **Environmental Status:** Exempt.  
   **Project Description:** Use Permit to establish an Agricultural Support Facility for the processing of grapes grown on site into wine and to convert existing 2,825 square foot accessory structure into an agricultural processing facility that will process approximately 4,000 to 5,000 cases of wine a year. The project is located at 32930 Sycamore Flat Road, Greenfield (Assessors Parcel Number 419-411-023-000), south of the intersection of Arroyo Seco Road and Sycamore Flat Road, Central Salinas Valley Area Plan. **Recommended Action:** Approve Project

5. **10:00 AM – PC RULES FOR TRANSACTION OF BUSINESS (PD070880)**  
   **Planner:** Mike Novo.  
   **Project Description:** Review Monterey County Planning Commission Rules for the Transaction of Business and Chapter 2.48 (Planning Commission) of the Monterey County Code, discuss potential modifications, and provide direction to staff to return modifications for consideration at a public hearing. **Recommended Action:** Hold Workshop and 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.

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