Monterey County Planning Commission

AGENDA
Wednesday, April 24, 2013

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

Chair: Jose Mendez     Vice-Chair: Luther Hert      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 27, 2013

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM - BAYLAUREL LLC - PLN120699
   Project Planner: Luis Osorio. Environmental Status: Technical Addendum to a previously adopted Mitigated Negative Declaration. Project Description: Five-year Extension to previously approved Combined Development Permit (PLN020398) consisting of an Administrative Permit, General Development Plan and Design Approval for construction of 16 additional hotel units, and a 3,000 square foot, two-story maintenance, storage and office building at the existing 57-unit Bernardus Lodge. The project includes demolition of two existing structures originally built as single family dwellings, construction of retaining walls and associated grading of 1,521 cubic yards of cut and 1,521 cubic yards of fill. Materials and colors to match existing. The property is located at 415 Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 187-131-044-000), Carmel Valley Master Plan. Recommended Action: Consider Technical Addendum together with the Adopted Mitigated Negative Declaration and Approve Extension through 2018 for a previously approved Combined Development Permit (PLN020389).
2. **9:00 AM – MEADE BILL - REF130029**

   **Project Planner:** Ramon Montano.  **Environmental Status:** Exempt.  **Project Description:** Request to waive violation fees related to CE040237 to allow the conversion of an existing garage into a second unit. The unit would be used as an apartment rental. The property is located is 10361 McDougall Street, Castroville (Assessor's Parcel Number 030-122-011-000), North County Area Plan.  **Recommended Action:** Grant Fee Waiver.

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 on the day of the hearing should have no fewer 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 Wednesday Planning Commission meeting in order for the materials to be included in the agenda packet distributed in advance to the Commission.