Monterey County Planning Commission

AGENDA

Wednesday, September 30, 2009

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
Nancy Isakson  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: JUNE 24 and AUGUST 12, 2009

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM - PERSALL SAMUEL F & LINDA S - PLN040470
   PLANNING AREA: TORO AREA. PROJECT Planner: ELISA CAVALIERE. ENVIRONMENTAL
   STATUS: MITIGATED NEGATIVE DECLARATION PREPARED. PROJECT DESCRIPTION: A
   REPORT TO THE PLANNING COMMISSION ON THE STATUS OF THE CONDITION COMPLIANCE
   REPORTING PLAN FOR FILE NO. PLN040720 (PERSALL/COREY HOUSE RESTORATION).
   PLANNING FILE NO. PLN040720 WAS APPROVED IN 2005 AS A COMBINED DEVELOPMENT
   PERMIT PLN040720 ALLOWING THE FOLLOWING: 1) A USE PERMIT TO ALLOW ALTERATION
   OF (COREY HOUSE) A HISTORIC RESOURCE; 2) A USE PERMIT TO ESTABLISH A HOTEL RESORT
   IN AN EXISTING STRUCTURE; 3) A USE PERMIT FOR AN ONSITE CARETAKER UNIT IN AN
   EXISTING STRUCTURE; 4) CONSIDERATION OF A GENERAL DEVELOPMENT PLAN AND DESIGN

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APPROVAL; AND 5) CONVERSION OF AN EXISTING ACCESSORY STRUCTURE TO A SPA; AND RELEASE OF CE030342. RECOMMENDED ACTION: RECEIVE REPORT AND PROVIDE DIRECTION TO STAFF.

2. 9:00 AM - COUNTY OF MONTEREY RESOURCE MANAGEMENT AGENCY – HOUSING AND REDEVELOPMENT - GPZ090001

3. 10:30AM - HERITAGE OAKS - PLN980503
PLANNING AREA: NORTH COUNTY (NON-COASTAL AREA). PROJECT PLANNER: BOB SCHUBERT. ENVIRONMENTAL STATUS: FINAL ENVIRONMENTAL IMPACT REPORT PREPARED. PROJECT DESCRIPTION: CONTINUED FROM AUGUST 26, 2009. COMBINED DEVELOPMENT PERMIT CONSISTING OF A STANDARD SUBDIVISION TO DIVIDE APPROXIMATELY 79 ACRES INTO 32 PARCELS RANGING IN SIZE FROM 1.0 ACRES TO 15.91 ACRES, INCLUDING ONE LOT (LOT 32) WITH FOUR INCLUSIONARY RENTAL UNITS; USE PERMIT FOR REMOVAL OF APPROXIMATELY 367 PROTECTED OAK TREES (271 FOR ROADS AND UP TO 96 ON THE INDIVIDUAL LOTS). USE PERMIT FOR FOUR INCLUSIONARY RENTAL UNITS; AND GRADING (APPROXIMATELY 5,100 CUBIC YARDS CUT AND 5,100 CUBIC YARDS FILLED). THE PROJECT IS LOCATED EASTERLY OF SAN JUAN ROAD (ASSessor'S PARCEL NUMBERS 267-123-031-000 AND 267-051-014-000), APPROXIMATELY 600 FEET SOUTHERLY OF THE INTERSECTION OF SAN JUAN ROAD AND AROMAS ROAD AT THE TERMINUS OF REA AVENUE, AROMAS AREA, NORTH COUNTY NON-COASTAL ZONE. RECOMMENDED ACTION: CERTIFY EIR, ADOPT MITIGATION MONITORING AND REPORTING PLAN, AND APPROVE PROJECT

4. 1:30PM - STEINY DOUGLAS & LISA - PLN090060
PLANNING AREA: CARMEL VALLEY MASTER PLANNING AREA. PROJECT PLANNER: ANNA QUENGA. ENVIRONMENTAL STATUS: ADDENDUM TO ADOPTED MITIGATED NEGATIVE DECLARATION. PROJECT DESCRIPTION: CONTINUED FROM SEPTEMBER 9, 2009. AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT AND GENERAL DEVELOPMENT PLAN (PLN060638) CONSISTING OF A STANDARD SUBDIVISION VESTING TENTATIVE MAP TO ALLOW THE DIVISION OF AN EXISTING 1.57 ACRE PARCEL INTO ONE PARCEL OF 5,135 SQUARE FEET (UNIT 1); ONE PARCEL OF 2,365 SQUARE FEET (UNIT 2); AND FOUR PARCELS OF 1,329 SQUARE FEET (UNITS 3, 4, 5, AND 6); AND A 1.39 ACRE COMMON AREA PARCEL (PARCEL A), RESPECTIVELY. THE PROPOSED SUBDIVISION WILL SEPARATE THE SIX BUILDINGS WHICH WERE APPROVED UNDER FILE NO. PLN060638 INTO SEPARATE CONDOMINIUM UNITS. THE PROPERTIES ARE LOCATED AT 25 WEST CARMEL VALLEY ROAD, CARMEL VALLEY (ASSessor PARCEL NUMBER'S 187-433-017-000 AND 187-433-018-000) CARMEL VALLEY MASTER PLAN. RECOMMENDED ACTION: CONSIDER THE ADOPTED MITIGATED NEGATIVE DECLARATION AND ADDENDUM AND ADOPT MITIGATION MONITORING REPORTING PLAN AND APPROVE PROJECT

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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