REVISED 6/24/10
Monterey County Planning Commission

AGENDA
Wednesday, June 30, 2010

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
Commissioners:
  Paul C. Getzelman   Cosme Padilla
  Jay Brown   Aurelio Salazar, Jr
  Amy Roberts   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: April 14, 28, May 12, 26, 2010

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM – CARMEL WOODCRAFT LLC – PLN090311
   Planning Area: Carmel Land Use Plan Area. Project Planner: Anna Quenga. Environmental Status: Mitigated Negative Declaration. Project Description: Combined Development Permit consisting of 1) a Coastal Administrative Permit to allow the demolition of more than 50 percent of the exterior walls of an existing 2,125 square foot two-story single family residence and a major remodel and additions to the residence which will result in a 2,647 square foot two-story single family residence with a 488 square foot attached garage, a 932 square foot new basement, an 80 square foot pergola, and an outdoor fireplace, pizza oven and barbecue; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 3) a Design Approval. The property is located
AT 26347 ISABELLA AVENUE, CARMEL (ASSSESSOR'S PARCEL NUMBER 009-463-009-000), CARMEL LAND USE PLAN AREA, COASTAL ZONE. **RECOMMENDED ACTION:** ADOPT MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING REPORTING PLAN AND APPROVE PROJECT

2. **9:00 AM – STEVENS WAYNE L/ELEANORA B TRS – PLN100319**  
**PLANNING AREA:** NORTH COUNTY LAND USE PLAN. **PROJECT PLANNER:** JOE SIDOR.  
**ENVIRONMENTAL STATUS:** CATEGORICALLY EXEMPT. **PROJECT DESCRIPTION:**  
Consider initiation of and recommendation to the Board of Supervisors of a local coastal program amendment that: 1) corrects the North County Land Use Plan to change a land use designation from Resource Conservation (RC) to Medium Density Residential (MDR); and 2) corrects the North County Coastal Implementation Plan (Title 20) to change the zoning from Resource Conservation to Medium Density Residential on the northerly portion of the property located at 149 Hillcrest Road, Royal Oaks (Assessor's Parcel Number 117-092-009-000), North County Land Use Plan, Coastal Zone.  
**RECOMMENDED ACTION:** INITIATE AND RECOMMEND TO BOARD OF SUPERVISORS AN AMENDMENT TO THE NORTH COUNTY LAND USE PLAN AND COASTAL IMPLEMENTATION PLAN.

3. **9:30 AM – CARMEL VALLEY FIRE DISTRICT – PLN100206**  
**PLANNING AREA:** Carmel Valley Master Plan Area. **PROJECT PLANNER:** DAVID MACK.  
**ENVIRONMENTAL STATUS:** CATEGORICALLY EXEMPT. **PROJECT DESCRIPTION:**  
Use permit and design approval to allow temporary cellular broadcasting from a portable cell on wheels (COW) structure. Request for temporary cellular broadcasting not to exceed 6 months in duration or until the use permit for the permanent structure has been processed (PLN090385). The property is located at 26 Via Contenta, Carmel Valley (Assessor's Parcel Number 187-433-004-000), Carmel Valley Master Plan Area.  
**RECOMMENDED ACTION:** APPROVE PROJECT

4. **10:00 AM - ALADIN PROPERTIES & AUSONIO NANCY B TR - PLN090080**  
**PLANNING AREA:** North County – Non-Coastal. **PROJECT PLANNER:** DAN LISTER.  
**ENVIRONMENTAL STATUS:** ADDENDUM AND ENVIRONMENTAL IMPACT REPORT PREVIOUSLY ADOPTED FOR CASTROVILLE COMMUNITY PLAN. **PROJECT DESCRIPTION:** CONTINUED FROM 5/26/10. USE PERMIT AND GENERAL DEVELOPMENT PLAN FOR THE CONSTRUCTION OF A 23,628 SQUARE FOOT, TWELVE UNIT WAREHOUSE/COMMERCIAL FACILITY. THE PROPERTY IS LOCATED AT 11160 COMMERCIAL PARKWAY, CASTROVILLE (ASSSESSOR'S PARCEL NUMBER 133-491-043-000), NORTH COUNTY AREA PLAN, NON-COASTAL ZONE. **RECOMMENDED ACTION:** CONSIDER ADDENDUM AND ENVIRONMENTAL IMPACT REPORT, ADOPT MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING REPORTING PLAN AND APPROVE PROJECT.

5. **10:30 AM – HARPER CANYON REALTY LLC – PLN000696**  
**PLANNING AREA:** Toro Area Plan. **PROJECT PLANNER:** TAVEN M. KINISON BROWN.  
**ENVIRONMENTAL STATUS:** FINAL ENVIRONMENTAL IMPACT REPORT PREPARED. **PROJECT DESCRIPTION:** HARPER CANYON (ENCINA HILLS) SUBDIVISION PROPOSAL. THE
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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