Monterey County Planning Commission

AGENDA

Wednesday, August 28, 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: None

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00 AM - DEBENE WILLIAM/LINDA - PLN130268
   Project Planner: David Mack. Environmental Status: Categorically Exempt.
   Project Description: Design Approval to allow the construction of 2,819 square foot
   two-story single family dwelling with 590 square foot attached garage, 222 square foot
   covered deck, and 62 square foot covered porch; and Use Permit to allow the removal of
   18 trees (16 Oak, 2 Monterey Pine). The property is located at 2892 Lasauen Road,
   Pebble Beach (Assessor's Parcel Number 007-181-023-000), Greater Monterey Peninsula
   Area Plan. Recommended Action: Approve Project

2. 9:00 AM – The SCHOMAC GROUP INC - PLN130416
   Project Planner: Daniel Lister. Environmental Status: Categorically Exempt.
   Project Description: Consider a four-year extension request to a previous four-year
   extension (PLN090069) of a Combined Development Permit (PLN060548) consisting of:
   (1) a Use Permit for the removal of 19 healthy protected Oak trees, 8 protected oak trees
in fair to poor condition, and the relocation of 18 protected Oak trees; (2) a Use Permit for development on slopes in excess of 30%; (3) an Administrative Permit for development within a Site Plan Review Zoning District "S" District to allow the construction of a split level 5,388 square foot single family dwelling with an attached 1,134 square foot four-car garage, a detached 640 square foot one-story guesthouse, a 270 linear foot retaining wall, a 2,597 square foot pool deck, a 284 square foot master suite deck, a 1,250 square foot deck at north elevation, a septic disposal system, and grading (approx. 1,169 cubic yards cut, 1,043 cubic yards fill); (4) an Administrative Permit for a 1,195 square foot one-story accessory dwelling unit with detached 440 square foot carport and septic disposal system; and (5) a Design Approval. The project is located at 13 Cantera Run, Carmel (Assessor's Parcel Number 239-011-023-000), Santa Lucia Preserve, Greater Monterey Peninsula Area. **Recommended Action:** Approve Permit Extension

3. **9:00 AM – AT&T MOBILITY INC (MISSION LINEN SUPPLY) - PLN130195**  
*Project Planner:* Daniel Lister.  
*Environmental Status:* Categorically Exempt.  
*Project Description:* Use Permit and Design Approval to allow the development of a wireless telecommunication facility including a 60-foot high monopole with 12 antennas, three (3) surge suppressors near the antenna array and one (1) GPS unit; a 230 square foot equipment shelter; and 153 linear feet of chain link fencing with vinyl privacy slats and barbed wire. The monopole will be designed with a bark cladding to reduce visual impacts. The project will require a 10 foot wide access easement through an existing parking lot and a five (5) foot wide utility easement. Associated grading will be less than 100 cubic yards. The property is located at 801 Sunset Drive, within the County jurisdiction of Pacific Grove (Assessor's Parcel Number 007-101-036-000), Greater Monterey Peninsula Area Plan. **Recommended Action:** Approve Project

4. **9:30 AM - READ JAMES PETER JR TR ET AL - PLN100670**  
*Project Planner:* Ramon Montano.  
*Environmental Status:* Amended Negative Declaration prepared.  
*Project Description:* Combined Development Permit as an after-the-fact permit consisting of: 1) Coastal Development Permit allowing bluff stabilization/erosion control to prevent structural damage from tidal erosion of terrace deposits and overlying soils. The artificial rock fascia is designed to match the existing shoreline contour, texture and color; 2) A Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 3) a Coastal Development Permit to allow development on slopes of 30% or greater; and 4) a Coastal Development Permit for development within 750 feet of a known archaeological resource. The property is located at 3158 17-Mile Drive, Pebble Beach (Assessor's Parcel Number 008-491-013-000), fronting 17-Mile Drive, Del Monte Forest Land Use Plan, Coastal Zone. **Recommended Action:** Continue hearing to October 9, 2013

5. **10:30 AM - COUNTY OF MONTEREY – AMENDMENT TO TITLE 21 – CHAPTER 21.70.060.A - REF130069**  
*Project Planner:* Nadia Amador.  
*Environmental Status:* Statutorily Exempt.  
*Project Description:* Public hearing to consider an ordinance to amend Section 21.70.060.A.5 (Referral to Public Hearing)  of Title 21 of the Monterey County Code to clarify the criteria that trigger referral of Administrative Permit applications to public hearing.  
**Recommended Action:** Recommend Approval to Board of Supervisors
6. **10:30 AM - COUNTY OF MONTEREY – AMENDMENT TO TITLE 21 - REF130068**  
*Project Planner:* Martin Carver. *Environmental Status:* Statutorily Exempt. *Project Description:* Public hearing to consider an ordinance to amend Title 21 (non-coastal zoning ordinance) of the Monterey County Code to add sections 21.70.130 (Amendment to Administrative Permits), 21.74.120 (Amendments to Use Permits), and 21.76.120 (Amendments to Combined Development Permits) to provide procedures for amendments to previously approved land use permits. The new sections would allow for administrative approval by the Director of Planning of “Minor or Trivial Amendments” to previously approved permits under specified circumstances. **Recommended Action:** Recommend Approval to Board of Supervisors.

7. **11:00 AM - COUNTY OF MONTEREY – MUNICIPAL CLIMATE ACTION PLAN - REF120044**  

8. **1:30PM - COUNTY OF MONTEREY - WATER WELL ORDINANCE - REF120022**  
*Project Planner:* Carl Holm/Jacqueline Onciano. *Project Description:* Hold a Public Workshop to facilitate the development of draft regulations to address issues related to wells, including but not limited to, setbacks for new wells, wells in consolidated materials, high capacity wells, replacement wells, and well influence assessments. **Recommended Action:** Conduct a workshop and provide direction to staff.

9. **1:30PM - COUNTY OF MONTEREY – PROOF OF ACCESS - PLN060127**  
*Project Planner:* Craig Spencer. *Environmental Status:* Categorically Exempt. *Project Description:* Public hearing to consider an ordinance adding Section 21.64.320 to the Monterey County Code establishing regulations for the issuance of permits and entitlements for development on properties utilizing private streets, roads, and other traveled ways. (Proof of Access - Board Referral No. 2005-01). **Recommended Action:** Recommend Approval to Board of Supervisors.

10. **1:30PM - COUNTY OF MONTEREY – PROOF OF ACCESS – REF130084**  
*Project Planner:* Craig Spencer. *Environmental Status:* Categorically Exempt. *Project Description:* Public hearing to consider adoption of a Resolution of Intent to amend the Local Coastal Program adding Chapter 20.64.320 (Monterey County Coastal Implementation Plan, Part 1, Zoning Ordinance) to the Monterey County Code to establish regulations for the issuance of permits and entitlements for development on properties utilizing private streets, roads and other traveled ways (“Proof of Access”). **Recommended Action:** Recommend Approval to Board of Supervisors.
G. OTHER MATTERS: LAND USE ADVISORY COMMITTEES – Reappointments
South County LUAC – Debbie Roberson
Toro LUAC – Ronald W. Vandergrift
Spreckels NDRC – Brian Sgheiza and Tom Chavez

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.