Monterey County Planning Commission

AGENDA
Wednesday, September 9, 2009

Monterey County Planning Commission

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:
Steve Pessagno    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, 2009

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM BRADSHAW DENNIS & DONNA JOAN R - PLN090213
PLANNING AREA: GREATER SALINAS AREA. PROJECT PLANNER: VALERIE NEGRETTE.
ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: CONTINUED FROM 8/26/09. USE PERMIT AND DESIGN APPROVAL FOR DEVELOPMENT IN A HISTORIC RESOURCE OR "HR" ZONING DISTRICT TO ALLOW A 280 SQUARE FOOT BEDROOM ADDITION AND A 143 SQUARE FOOT INTERIOR REMODEL TO AN EXISTING 1,820 SQUARE FOOT SINGLE FAMILY DWELLING. THE PROJECT IS LOCATED AT 79 FOURTH STREET, SPRECKELS (ASSESSORS PARCEL NUMBER 177-053-016-000), GREATER SALINAS AREA PLAN. RECOMMENDED ACTION: APPROVE PROJECT

2. 9:00AM - MCCALLISTER CRAIG AND DIANA - PLN080342
PLANNING AREA: CARMEL AREA. PROJECT PLANNER: CRAIG SPENCER.
ENVIRONMENTAL STATUS: MITIGATED NEGATIVE DECLARATION PREPARED. PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) A COASTAL

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Development for the demolition of an existing 2,398 square foot single family dwelling with attached garage and the construction of a new 7,206 square foot three-story single family dwelling with attached 638 square foot two-car garage, and 1,330 cubic yards of grading/excavation (1,320 CY cut/10 CY fill); (2) Coastal Development Permit for development within 750 feet of known archaeological resources; and (3) Design Approval. The project is located at 26200 Ocean View, Carmel (Assessor's Parcel Number 009-432-007-000), Carmel Land Use Plan, Coastal Zone. Recommended Action: Adopt Mitigated Negative Declaration and Mitigation Monitoring Reporting Plan and Approve Project.

3. 9:30 AM - Riotto James Samuel & Lavenia - PLN090141
Planning Area: Central Salinas Valley Area. Project Planner: Nadia Amador. Environmental Status: Categorically Exempt. Project Description: Request for the extension of use permit PC05051 (PC Resolution No. 94056) for the Riotto Mobile Home Park to continue the use of the legal non-conforming mobile home park consisting of 4 allowed mobile home spaces. The project is located at 45900 Arroyo Seco Road, Greenfield (Assessor's Parcel Number 419-351-010-000) fronting on Arroyo Seco Road and west of the intersection of Arroyo Seco Road and Carmel Valley Road, Central Salinas Valley Area Plan. Recommended Action: Approve Project

4. 10:00 AM - Steiny Douglas & Lisa - PLN090060
Planning Area: Carmel Valley Master Plan Area. Project Planner: Anna Queenga. Environmental Status: Addendum to adopted mitigated negative declaration. Project Description: 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 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

5. 10:00 AM – Land Use Advisory Committees – PD090198
Planning Area: County-Wide. Project Planner: Carl Holm. Environmental Status: N/A. Project Description: Continued from 8/26/09. Consider changes to Land Use Advisory Committees (LUACs) including adjustment of members’ terms, reappointment of members, acknowledgement of vacancies, and boundary and organizational changes to several LUACs and neighborhood design committees. Recommended Action: Adjust terms of members, make reappointments to various LUACs and other appointment
CHANGES, AND MAKE RECOMMENDATIONS TO BOARD OF SUPERVISORS REGARDING BOUNDARY AND OTHER ORGANIZATIONAL CHANGES.

6. 1:30PM - COUNTY OF MONTEREY RESOURCE MANAGEMENT AGENCY – HOUSING AND REDEVELOPMENT - GPZ090001

7. 2:00PM - STAGECOACH TERRITORY-RED BARN -PD080726

G. OTHER MATTERS: None

H. DEPARTMENT REPORT

I. ADJOURNMENT

The Recommendation Action section 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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