Monterey County Planning Commission

AGENDA
Wednesday, March 10, 2010

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
  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: January 13 and 27, 2010

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM - MONTEREY COUNTY PLANNING COMMISSION ELECTION OF CHAIR - PD070806
  PROJECT LOCATION: N/A. PROJECT PLANNER: MIKE NOVO. ENVIRONMENTAL STATUS: NOT APPLICABLE. PROJECT DESCRIPTION: ELECTION OF CHAIR AND VICE-CHAIR. RECOMMENDED ACTION: ELECT CHAIR AND VICE-CHAIR.

2. 9:00AM - CALIFORNIA-AMERICAN WATER COMPANY (METRO PCS) - PLN070295
  PLANNING AREA: CARMEL VALLEY MASTER PLAN. PROJECT PLANNER: ELISA CAVALIERE. ENVIRONMENTAL STATUS: MITIGATED NEGATIVE DECLARATION PREPARED. PROJECT DESCRIPTION: CONTINUED FROM 2/24/10. COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) A USE PERMIT TO ALLOW THE ESTABLISHMENT OF A WIRELESS COMMUNICATION FACILITY TO CONSIST OF ONE POLE 40 FEET IN HEIGHT WITH TWO ANTENNAS ON THE POLE; (2) AN ADMINISTRATIVE PERMIT TO ALLOW DEVELOPMENT WITHIN A SITE PLAN REVIEW OR "S"
ZONING DESIGNATION; (3) A USE PERMIT TO ALLOW THE WIRELESS COMMUNICATION FACILITY TO EXCEED THE MAXIMUM HEIGHT ALLOWANCE OF THE LOW DENSITY RESIDENTIAL ZONING DISTRICT OR "LDR" DISTRICT BY 19 FEET IN HEIGHT (ANTENNA HEIGHT TO BE 49 FEET) AND (4) DESIGN APPROVAL. THE PROJECT IS LOCATED AT 46 CAMINO DE TRAVESIA, CARMEL VALLEY (ASSSESSOR’S PARCEL NUMBER 189-401-004-000), CARMEL VALLEY MASTER PLAN AREA. **RECOMMENDED ACTION:** ADOPT MITIGATED NEGATIVE DECLARATION WITH MITIGATION MONITORING REPORTING PLAN AND APPROVE PROJECT.

3. **9:00 AM - VALLEJO LOUIS & JANE A VALLEJO TRS ET AL - PLN090377**  
**PLANNING AREA:** GREATER SALINAS.  
**PROJECT PLANNER:** RAMON MONTANO.  
**ENVIRONMENTAL STATUS:** CATEGORICALLY EXEMPT. **PROJECT DESCRIPTION:** USE PERMIT TO ALLOW AN ALTERATION TO A CONTRIBUTING HISTORIC STRUCTURE IN AN HISTORIC RESOURCES ZONING DISTRICT. THE ALTERATIONS CONSIST OF 1) THE DEMOLITION OF AN EXISTING 345 SQUARE FOOT GARAGE AND 180 FOOT SQUARE FOOT PATIO; 2) THE CONSTRUCTION OF A NEW 484 SQUARE FOOT GARAGE; A 421 SQUARE FOOT ADDITION WITH 12 SQUARE FOOT COVERED PORCH AND 120 SQUARE FOOT UNCOVERED DECK, WITH COMPOSITION SHINGLES. ALL COLORS AND MATERIALS ARE PROPOSED TO MATCH THE EXISTING STRUCTURE. THE PROPERTY IS LOCATED AT 88 RAILROAD AVENUE, SPRECKELS (ASSSESSOR’S PARCEL NUMBER 177-042-004-000), NORTH OF THE INTERSECTION OF SPRECKELS BOULEVARD AND RAILROAD AVENUE, GREATER SALINAS AREA. **RECOMMENDED ACTION:** APPROVE PROJECT

4. **9:00 AM – PACO LLC - PLN000196**  
**PLANNING AREA:** NORTH COUNTY NON-COASTAL.  
**PROJECT PLANNER:** TAVEN KINISON-BROWN. **ENVIRONMENTAL STATUS:** ENVIRONMENTAL IMPACT REPORT PREPARED. **PROJECT DESCRIPTION:** REVISED CARLSEN ESTATES SUBDIVISION PROPOSAL (FINAL REVISION DATED 08/19/08; FIVE PLAN SHEETS WITH REVISIONS 10, 13, 12, 10, AND 11 RESPECTIVELY). THE PROPOSAL IS A COMBINED DEVELOPMENT PERMIT REQUEST CONSISTING OF: 1) A STANDARD SUBDIVISION VESTING TENTATIVE MAP FOR THE DIVISION OF THREE PARCELS TOTALING APPROXIMATELY 95.5 ACRES INTO 33 RESIDENTIAL LOTS RANGING IN SIZE FROM 1.02 ACRES TO 13.29 ACRES; AND 2) USE PERMIT FOR REMOVAL OF APPROXIMATELY 302 OAKS OVER 6 INCHES IN DIAMETER FOR ROAD AND DRIVEWAY CONSTRUCTION AND ADDITIONAL OAKS FOR SEPTIC AND BUILDING ENVELOPE AREAS; AND 3) USE PERMIT FOR THE EXPANSION OF A PUBLIC WATER SYSTEM. DEVELOPMENT OF THE PROJECT WOULD REQUIRE APPROXIMATELY 8,600 CUBIC YARDS OF GRADING (4,300 CUBIC YARDS OF CUT AND 4,300 CUBIC YARDS OF FILL.) THE PROPERTY IS LOCATED SOUTHERLY OF BERTA CANYON ROAD, EAST OF HIGHWAY 101, SALINAS (ASSSESSORS PARCEL NUMBERS 125-051-005-000, 125-051-008-000 AND 125-051-017-000), PRUNEDALE AREA, NORTH COUNTY NON-COASTAL ZONE. **RECOMMENDED ACTION:** DENY PROJECT

5. **10:30 AM - GENERAL PLAN 2007 - PLN070525**  
**PROJECT PLANNER:** ALANA KNASTER AND CARL HOLM. **ENVIRONMENTAL STATUS:** DRAFT ENVIRONMENTAL IMPACT REPORT PREPARED. **PROJECT DESCRIPTION:** DISCUSS SCHEDULE AND PROCESS FOR FUTURE HEARINGS ON GENERAL PLAN UPDATE. **RECOMMENDED ACTION:** PROVIDE DIRECTION TO STAFF AND SET SCHEDULE FOR HEARINGS.
G. OTHER MATTERS: CARMEL UNINCORPORATED/CARMEL HIGHLANDS LAND USE ADVISORY COMMITTEE – APPOINTMENTS – Karyl Hall and Adam Jeselnick

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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