Monterey County Planning Commission

AGENDA
Wednesday, March 12, 2014

Monterey County Government Center – Board of Supervisors Chambers
168 W. Alisal Street
Salinas, CA 93901
9:00 a.m.

Chair: Luther Hert     Vice-Chair: Martha Diehl     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 - SONOMA LANE LLC - PLN130553
   Project Planner: Ramon Montano. Environmental Status: Categorical Exemption. Project Description: Combined Development Permit consisting of: 1) A Coastal Development Permit for a Lot Line Adjustment between two contiguous legal lots of record resulting in an equal exchange of 839 square feet between Lot A of approximately 0.459 acres (Assessor’s Parcel Number 241 311 006 000) and Lot B of approximately 0.327 acres (Assessor’s Parcel Number 241 311 005 000), to correct a non conforming side setback for the residence by increasing it from 10 feet to 20 feet on the west side of Lot A; 2) A Variance to maintain an existing legal non-conforming setback of 16 feet on the east side of lot A, maintain an existing site coverage of 18% and allow the relocate of existing deck area; 3) A Coastal Administrative Permit to allow the development of a 120 square foot long access road and staging area located on parcel B (grading less than 100 cubic yards of cut and fill); a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and Design Approval to increase second
story floor are from 2,413 square feet to 2,561 square feet and reduce the floor area on
the third floor from 716 square feet to 665 square feet; and replace all exterior siding,
doors, windows and roof materials; colors and materials: siding cementitious panel
(gray), all windows and doors to be replaced with dark bronze anodized aluminum
framed windows and doors, wood decks (natural redwood), railings (stainless steel) roof
metal standing seam (dark grey). The contiguous properties are located west Highway 1,
(Assessor's Parcel Numbers 241-311-005-000 and 241-311-006-000), at 175 Sonoma
Lane and, Carmel Highlands, Carmel Area Land Use Plan, Coastal Zone.

**Recommended Action:** Approve Project

2. **9:00 AM - BURNSTEIN JOEL BARRY/MARILYN R REMARK - PLN140055**
   
   **Project Planner:** Daniel Lister. **Environmental Status:** Categorical Exemption.  
   **Project Description:** An ordinance to amend Section 21.08.060 of Title 21  
   (Non-Coastal Zoning Ordinance) of the Monterey County Code to rezone two five- acre  
   parcels from the “F/40-D” [Farmlands, 40 acre minimum with a Design Control Overlay]  
   zoning classification to the “F/B-6-D” [Farmlands with a Building Site and Design  
   Control Overlay] zoning classification, upon finding that the ordinance is categorically  
   exempt under the California Environmental Quality Act. The rezoning is required to  
   satisfy Condition No. 8 of Resolution No. 12-032 (PLN110145). The properties are  
   located at 645 and 655 River Road, Salinas (Assessor's Parcel Number  
   167-081-002-000), Toro Area Plan. **Recommended Action:** Recommend adoption to  
   the Board of Supervisors

3. **9:00 AM - AT&T MOBILITY (MONTEREY PENINSULA COUNTRY CLUB) - PLN130010**
   
   **Project Planner:** Daniel Lister. **Environmental Status:** Categorical Exemption.  
   **Project Description:** Use Permit and Design Approval to allow a new unmanned  
   wireless communication facility consisting of an 80-foot tall "snag" monopole with 6  
   AT&T panel antennas mounted inside the monopole and space for 2 additional carriers to  
   co-locate on the monopole, a 498 square foot equipment shelter that includes space for  
   AT&T and two additional carriers, two GPS antennas installed on the roof of the  
   equipment shelter and 12 remote radio units inside the equipment shelter. The monopole  
   will be designed to look like a Monterey Pine tree "snag"; colors and materials of the  
   equipment shelter will match the existing Monterey Peninsula Country Club buildings.  
   The property is located at 3000 Club Drive, Pebble Beach (Assessor's Parcel Number  
   007-371-011-000), Greater Monterey Peninsula Area Plan. **Recommended Action:**  
   Approve Project

4. **9:30 AM – COUNTY OF MONTEREY – RIGHT TO FARM ORDINANCE – REF130040**
   
   **Project Planner:** Nadia Amador. **Environmental Status:** Categorical Exemption.  
   **Project Description:** Right-to-Farm ordinance amending Chapter 16.40 (Protection of  
   Agricultural Activities) of the Monterey County Code in order to implement General Plan  
   Policy No. AG-1.9, which requires increased protection from nuisance claims through  
   strengthening of the "Right-to-Farm" ordinance. **Recommended Action:** Continue  
   hearing to April 9, 2014.
5. 10:00 AM - COUNTY OF MONTEREY – ENERGY AND WATER EFFICIENCY LANDSCAPE ORDINANCE - REF110056

Project Planner: Anna Quenga. Environmental Status: Statutory Exemption.
Project Description: Workshop to discuss and consider the proposed Water and Energy Efficiency Landscape Ordinance (REF110056) for the unincorporated areas of the County of Monterey to reduce water and energy consumption through landscape design and techniques. The purpose of the workshop is to seek public input and receive direction from the Planning Commission. Recommended Action: Continue workshop to April 9, 2014.

G. OTHER MATTERS:
Appointment to Carmel Unincorporated/Carmel Highlands Land Use Advisory Committee – Robert Littell.
Appointment to Carmel Valley Land Use Advisory Committee – Michael Addison

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.