Monterey County Planning Commission

AGENDA
Wednesday, June 27, 2012

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

Chair: Amy Roberts    Vice-Chair: Jose Mendez    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. 9:00AM – PEERY RICHARD T TR – PLN120076
   Project Planner: Delinda Robinson. Environmental Status: Addendum to previously approved Mitigated Negative Declaration. Project Description: Consider amendment (PLN120076) to a previously approved Combined Development Permit (PLN090116) to add a Coastal Development Permit to allow development on a slope exceeding 30% consisting of: 1) removal of an existing approximately 47 foot long retaining wall on the southeast corner of the property; 2) construction of a 151.5 foot long tan (Sherwin Williams "Sand Trap") colored stucco retaining wall ranging from 1 to 6 feet tall located 1 foot from the side-rear property lines (35 feet long on the southeast, 13 feet long on the northwest) and 7 to 8.5 feet from the rear property line (98 feet long); 3) a 4 foot tall metal railing on top of the retaining wall; 4) grading quantities to change from approximately 1,200 cubic yards of cut to 1,590 cubic yards of cut and 262 cubic yards of fill; 5) installation of new generator; and 6) Design Approval. The property is located at 26453 Scenic Road, Carmel (Assessor's Parcel Number 009-471-015-000), between Valley View Avenue and Carmelo Street, Carmel Area Land Use Plan, Coastal Zone.
**Recommended Action:** Consider Addendum to the previously adopted Mitigated Negative Declaration.

2. **9:00 AM - COUNTY OF MONTEREY - REF120032**  
   **Project Planner:** Nadia Amador.  
   **Environmental Status:** Exempt.  
   **Project Description:** Hold a Workshop to consider a draft ordinance amending the Monterey County Coastal Implementation Plan, Part 1 (Title 20, Zoning Ordinance) and Title 19 (Coastal Subdivision Ordinance) to add a new chapter associated with the processing of inactive discretionary applications for entitlements in order to create a more efficient development review process and provide the necessary tools for both staff and the applicants to move forward in the development review process.  
   **Recommended Action:** Provide direction to staff and Accept Report.

3. **9:00 AM - COUNTY OF MONTEREY - REF100058**  
   **Project Planner:** Nadia Amador.  
   **Environmental Status:** Exempt.  
   **Project Description:** Hold a Workshop to consider a draft ordinance amending Title 19 (Inland Subdivision Ordinance) and Title 21 (Inland Zoning Ordinance) of the Monterey County Code to add a new chapter associated with the processing of inactive discretionary applications for entitlements in order to create a more efficient development review process and provide the necessary tools for both staff and the applicants to move forward in the development review process.  
   **Recommended Action:** Provide direction to staff and Accept Report.

4. **10:00 AM - COUNTY OF MONTEREY - REF120065**  
   **Project Planner:** Craig Spencer.  
   **Environmental Status:** Exempt.  
   **Project Description:** Hold a Workshop to consider a Draft Ordinance amending the Monterey County Zoning Ordinance, Title 21, Section 21.66.050 (Archaeological Resources Standards) to establish new policies and procedures consistent with 2010 General Plan Goals OS-6 and OS-8.  
   **Recommended Action:** Provide direction to staff and Accept Report.

5. **10:00 AM - COUNTY OF MONTEREY - REF120016**  
   **Project Planner:** David Mack.  
   **Environmental Status:** Exempt.  
   **Project Description:** Hold a Workshop to consider a draft ordinance amending the Monterey County Zoning Ordinance, Title 21, to add a new chapter associated with the regulation of use and placement of storage containers.  
   **Recommended Action:** Provide direction to staff and Accept Report.

6. **11:00 AM - COUNTY OF MONTEREY - REF120022**  
   **Project Planner:** Richard LeWarne.  
   **Environmental Status:** Exempt.  
   **Project Description:** Hold a Workshop to consider a draft ordinance amending Monterey County Code, Chapter 15.08 (Water Well Ordinance) and to provide direction to staff. This ordinance is intended to address issues raised regarding wells in fractured rock that led to a moratorium, create implementing language for new General Plan policy, update requirements based on current information and technology, address general issues of concern, and amend language consistent with changes in State laws.  
   **Recommended Action:** Provide direction to staff and Accept Report.
G. OTHER MATTERS: NONE

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.