Monterey County Planning Commission

AGENDA
Wednesday, September 11, 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. 9:00AM - MERRILL THOMAS TR ET AL - PLN070376
   Project Planner:  David Mack.  Environmental Status:  Statutorily Exempt.  Project
   Description:  Combined Development Permit consisting of:  1) Minor Subdivision
   Vesting Tentative Map to allow the division of a 37.8 acre parcel into three (3) parcels of
   10.5 acres, 13.8 acres, 7.5 acres and a remainder parcel of 6.0 acres; and 2) Use Permit
   for development in a Visually Sensitive area ("VS" district).  The project proposes
   approximately 3,100 cubic yards of grading (combination of cut/fill), individual septic
   systems and 60 foot wide road and utility easements.  The project will be served by an
   existing well and a proposed mutual water company.  The project will not involve any
   tree removal or development in areas in excess of 30 percent slopes.  The property is
   located at 24915 Boots Road, Monterey (Assessor's Parcel Number 173-062-008-000),
   Greater Monterey Peninsula area.  Recommended Action:  Continue project to
   September 25, 2013 hearing.
2. **9:00AM - ATTORNEYS BENEFITS CORPORATION - PLN130509**  
   **Project Planner:** Maria Lopez.  
   **Environmental Status:** Technical Addendum to a previously certified Santa Lucia Preserve EIR (EIR 94-005).  
   **Project Description:** Public Hearing to: 1) Consider a Technical Addendum to the Environmental Impact Report for the Santa Lucia Preserve (EIR 94-005) prepared for the approval of Combined Development Permit No. PLN080350; and 2) Consider a three-year extension of Combined Development Permit No. PLN080350 consisting of: a) Administrative Permit and Design Approval to allow the construction of a 6,230 square foot two-story single family dwelling with an attached 1,000 square-foot three-car garage, a 1,055 square-foot barn, an 800 square-foot swimming pool, 15 garden walls totaling 580 linear feet; b) Use Permit to allow the removal of 11 oak trees and the re-location of 5 oak trees; and c) Administrative Permit to allow the construction of an 840 square-foot detached accessory dwelling unit with a 253 square-foot covered terrace and grading consisting of 240 cubic yards of cut and 75 cubic yards of fill. The property is located at 8 Goodrich Trail, Carmel (Assessor's Parcel Number 239-102-021-000), Carmel Valley Master Plan.  
   **Recommended Action:** Continue project to October 9, 2013 hearing.

3. **9:00AM - STATE OF CALIFORNIA – GARRAPATA STATE PARK - PLN100309**  
   **Project Planner:** Joe Sidor.  
   **Environmental Status:** Mitigated Negative Declaration.  
   **Project Description:** CONTINUED FROM AUGUST 14, 2013. Combined Development Permit consisting of: 1) a Coastal Development Permit and Design Approval for the construction of approximately 750 linear feet of new trails, restoration/rehabilitation of habitat on approximately 33,425 linear feet (6.33 miles) of trail segments, improvements to approximately 15,550 linear feet (2.95 miles) of existing trail segments, repair and replacement of wood and cable steps at two existing locations, improvements to 22 existing and/or relocated overlooks, repair to 17 existing trail gate areas, installation of new park signage, and construction of three pedestrian bridges at Soberanes Creek and Doud Creek; 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 3) a Coastal Development Permit to allow development within 50 feet of a coastal bluff; 4) a Coastal Development Permit to allow development on property with positive archaeological reports; and 5) a Coastal Development Permit to allow development within the Big Sur Critical Viewshed. The property is located at Garrapata State Park, Highway 1 ((Assessor's Parcel Numbers 243-241-006-000 to 243-241-010-000 and 243-241-012-000, 243-271-001-000 to 243-271-007-000, 243-271-009-000 and 243-271-010-000, 243-212-012-000, and 243-212-015-000), Big Sur Land Use Plan, Coastal Zone.  
   **Recommended Action:** Adopt Mitigated Negative Declaration with Mitigation Monitoring Reporting Plan and Approve Project.

4. **9:30AM - COUNTY OF MONTEREY – PROOF OF ACCESS - PLN060127**  
   **Project Planner:** Craig Spencer.  
   **Environmental Status:** Categorically Exempt.  
   **Project Description:** CONTINUED FROM AUGUST 28, 2013. 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.

5. **9:30AM - COUNTY OF MONTEREY – PROOF OF ACCESS – REF130084**  
   **Project Planner:** Craig Spencer.  **Environmental Status:** Categorically Exempt.  
   **Project Description:** CONTINUED FROM AUGUST 28, 2013. 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.

6. **10:30AM - COUNTY OF MONTEREY - WATER WELL ORDINANCE - REF120022**  
   **Project Planner:** Carl Holm/Jacqueline Onciano.  **Project Description:** CONTINUED FROM AUGUST 28, 2013. 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.

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.