Monterey County Planning Commission

AGENDA
Wednesday, August 31, 2011

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

Chair: Paul Getzelman       Vice-Chair: Amy Roberts  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: May 26 and June 8, 2011

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM - RIGOULETTE LLC (VILLAS DE CARMELO; FORMERLY CARMEL CONVALESCENT HOSPITAL) - PLN070497
   Project Description: (Continued from August 10, 2011.)  1) Consider a project to 
   redevelop the existing Carmel Convalescent Hospital site, generally located at the 
   northwest corner of Highway One and Valley Way, with a 46-unit condominium project 
   called Villas de Carmelo, including:  1) Amendments to the Carmel Area Land Use Plan 
   and Coastal Implementation Plan, Chapter 20.146.120 (Land Use and Development 
   Standards), subject to approval by the Board of Supervisors and certification by the 
   California Coastal Commission; and 2) Combined Development Permit for design and 
   improvements based on the Modified Design Alternative (identified as Alternative 4 in 
   the EIR).  Required entitlements include:  1) Standard Subdivision for a Vesting Tentative 
   Map to subdivide 3.68 acres in to 46 condominium parcels and common open space; 2) 
   Coastal Development Permit to allow alterations to two historic structures including; a) 
   converting the former convalescent hospital into nine condominium units with
underground parking, recreation room, storage, and a gym; and b) converting an existing garage/shop building into three condominium units; 3) Coastal Administrative Permit to demolish one existing structure and construct eight new buildings consisting of 34 units for a total of 46 condominium units; 4) Coastal Development Permit to allow development on slopes of 30% or greater; 5) Coastal Development Permit to allow the removal of up to 97 trees (21 coast live oak and 76 Monterey pines); 6) Design Approval and approximately 13,500 cubic yards of grading. The project site’s address is 24945 Valley Way, Carmel (Assessor's Parcel Numbers 009-061-002-000, 009-061-003-000, 009-061-005-000), Carmel Area Land Use Plan area, Coastal Zone. **Recommended Action:** 1) consider proposed LCP Amendments to the Carmel Area Land Use Plan and Coastal Implementation Plan, Chapter 20.146.120 (Land Use and Development Standards); 2) consider the proposed condominium project and related Environmental impact Report; and 3) make recommendation to the Board of Supervisors.

2. **10:30AM - KEHRING DOUGLAS A & CARRIE A - PLN110098**  
   **Project Planner:** Ashley Nakamura. **Environmental Status:** Exempt. **Project Description:** Appeal by [FILL IN] of the Zoning Administrator’s decision approving a Design Approval to allow the demolition of an existing 1,740 square foot single family dwelling and the construction of a new 2,895 square foot two-story single family dwelling, consisting of a 1,802 square foot main level, a 49 square foot entry porch, a 495 square foot garage, a 1,093 square foot second level with 588 square foot of second story decks, perimeter fencing maximum six feet in height, and relocation of existing driveway on Cormorant Road to Customs Road. Materials and colors consist of: grey wood shingle, stone siding, white trim, white windows/doors, and natural wood shingle roofing. The property is located at 2993 Cormorant Road, Pebble Beach (Assessor's Parcel Number 007-262-016-000), Greater Monterey Peninsula Area Plan. **Recommended Action:** Uphold Zoning Administrator’s decision approving the project.

3. **10:30AM - KEECH PROPERTIES LLC - PLN100211**  
   **Project Planner:** Delinda Robinson. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** Continued from August 10, 2011. Combined Development Permit consisting of: 1) a Coastal Development Permit to allow a Lot Line Adjustment (merger) between three legal lots of record consisting of Lot 2 (6,002 square feet, Assessor's Parcel Number [APN] 009-432-014-000), Lot 6 (6,005 square feet, APN 009-432-018-000), and Lot 7 (6,040 square feet, APN 009-432-019-000), resulting in one parcel of 18,047 square feet; 2) a Coastal Administrative Permit to allow the partial demolition, remodel of and additions to a 2,796 square foot, three-story, single family dwelling with a 486 square foot attached garage which will result in a 6,159 square foot three-story residence with an attached 836 square foot garage. The remodel and additions will include: a) at main level: demolition of 607 square feet of existing laundry room, two-car garage and portion of existing living room; remodel and conversion of existing 903 square foot living area to a new 836 square foot three-car garage, stairwell, elevator and mechanical room; 3,367 square foot addition; new 229 square foot attached portico; and 213 square feet new attached balconies and deck; b) at upper level: remodel of 1,339 square feet of living area, master bedroom and kitchen to a new studio and office; 13 square foot bay window addition, demolition of existing 188 square foot wood deck and construction of new 345 square foot roof-top balcony with fireplace over proposed main level addition; c) at lower level: demolish existing 433 square foot guest suite; and construct 1,606 square foot lower level media room, exercise room, bar and guest rooms; c) site improvements to include: new driveway and guest parking areas, motor court, new lower terrace and patio, new courtyard with built-in barbecue, spa and fireplace, new wrought iron fence with stone columns at Ocean View property line and new site landscaping, d) approximately 1,060 cubic yards of grading (830 cut/ 230 fill); 3) a Coastal Administrative Permit to allow the construction of a 425 square foot guesthouse with
covered porch and loggia; 4) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 5) Design Approval with materials and colors of stucco siding (Shabby Chic), slate (natural) and copper roofing, stone, metal clad doors and windows (medium bronze), and cedar trim and garage door (Thatch). The property is located at 26276 Ocean View Avenue, Carmel (Assessor's Parcel Numbers 009-432-014-000, 009-432-018-000, and 009-432-019-000), Carmel Area Land Use Plan, Carmel Point area, Coastal zone. **Recommended Action:** Adopt Mitigated Negative Declaration with Mitigation Monitoring and Reporting Plan and Approve Project.

4. **11:00 AM – PACIFIC GAS & ELECTRIC COMPANY – PLN090274**  
   **Project Planner:** Delinda Robinson. **Environmental Status:** Negative Declaration. **Project Description:** Combined Development Permit consisting of: 1) an Amendment to the Moss Landing Power Plant Master Plan; 2) a Coastal Development Permit to allow the expansion of the existing PG&E Moss Landing substation to include: the expansion and reconfiguration of the existing 115 KV and 230 KV transformer banks, the removal or relocation of the lattice towers and their replacement with new tubular steel poles, the relocation of an existing microwave telecommunications tower and the relocation of an existing outdoor test facility; 3) a Coastal Development Permit to allow development on a parcel with known archaeological resources; and 4) a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat. The property is located at 7251 Highway 1, Moss Landing (Assessor's Parcel Number 133-181-010-000), north of the intersection of Dolan Road and Highway 1, approximately 240 feet south of Elkhorn Slough, North County Land Use Plan, Coastal zone. **Recommended Action:** Adopt Negative Declaration and Approve Project.

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.

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