Monterey County Planning Commission

AGENDA
Wednesday, November 13, 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: August 14, 2013

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00 AM - STIEUCK GORDON JOHN/SANDRA LEE TRS – PLN130209
Project Planner: Valerie Negrete. Environmental Status: Negative Declaration.
Project Description: Lot Line Adjustment between two legal lots of record of approximately 4.6 acres (portion of Assessor's Parcel Number 103-061-015-000 - northerly Parcel [Certificate of Compliance Document No. 2004079692]) and 4.3 acres (portion of Assessor's Parcel Number 103-061-015-000 - southerly parcel [Certificate of Compliance Document No. 2004079684]), resulting in two newly configured lots of 4.6 acres (westerly parcel to be identified as Parcel A) and 4.3 acres (easterly parcel to be identified as Parcel B), respectively. The property is located at 570 Aguajito Road, Carmel (Assessor's Parcel Number 103-061-015-000), Greater Monterey Peninsula Area Plan. Recommended Action: Adopt Negative Declaration and Approve Project
2. **9:00 AM - Verizon Wireless (Carmel Valley Road Right-of-Way) (County of Monterey) - PLN130040**  
   **Project Planner:** Daniel Lister. **Environmental Status:** Categorical Exemption.  
   **Project Description:** Administrative Permit and Design Approval to allow the addition of three (3) panel antennas to be mounted on an existing 61 foot high utility pole located along Carmel Valley Road. The addition includes a 72 square foot area for associated equipment cabinets that will be screened by vegetation. The existing utility pole is located at a turnout on the Carmel Valley Road right-of-way, near the intersection Eddy Road and Carmel Valley Road, Carmel Valley Master Plan. **Recommended Action:** Approve Project.

3. **9:00 AM – The Barnyard Shopping Center (CA Dept of Parks & Recreation) - PLN120442**  
   **Project Planner:** Luis Osorio. **Environmental Status:** Categorical Exemption.  
   **Project Description:** Combined Development Permit including: 1) General Development Plan to allow the addition of an approximately 2.6-acre portion of property owned by the California State Department of Parks (Assessor's Parcel Number 015-011-005-000) to the 3.5-acre site of the Barnyard Shopping Center (Assessor's Parcel Number 015-012-061-000); 2) Variance to allow signage for the Barnyard Shopping Center to exceed the maximum of 35 square feet allowed by the Zoning Ordinance; and 3) Design Approval for a new Signage Plan for the Barnyard Shopping Center including the construction of a 35 square foot monument sign fronting on State Highway One along a designated Scenic Highway Corridor. The properties are located generally on the southeastern corner of the Carmel Valley Road/Highway One intersection, (Assessor's Parcel Numbers 015-011-005-000 & 015-012-061-000), Carmel Valley Road Area, Carmel Valley Master Plan. **Recommended Action:** Partial Approval/Partial Denial of Project.

4. **10:00 AM - County of Monterey Resource Management Agency – Planning - REF130068 - Title 21: Minor Amendments - Minor and Trivial Amendment Process**  
   **Project Planner:** Martin Carver/Jacqueline Onciano. **Environmental Status:** Statutory Exemption. **Project Description:** CONTINUED FROM OCTOBER 9, 2013. Public hearing to consider an ordinance to amend Title 21 (non-coastal zoning ordinance) of the Monterey County Code to add sections 21.70.130 (Amendment to Administrative Permits), 21.74.120 (Amendments to Use Permits), and 21.76.120 (Amendments to Combined Development Permits) to provide procedures for amendments to previously approved land use permits. The new sections would allow for administrative approval by the Director of Planning of “Minor or Trivial Amendments” to previously approved permits under specified circumstances. **Recommended Action:** Continue hearing to December 11, 2013.

5. **10:00 AM - County of Monterey (Right-to-Farm) - REF130040**  
   **Project Planner:** Nadia Amador. **Environmental Status:** Statutory Exemption. **Project Description:** Hold a Public Workshop to consider and provide direction to staff on a proposed "Right-to-Farm" ordinance amending Chapter 16.40 (Protection of Agricultural Activities) of the Monterey County Code, in order to increase the protection of agricultural activities from nuisance claims. The proposed amendments include but
are not limited to adding a Disclosure" section and updating the make-up of the "Agricultural Grievance Committee." **Recommended Action:** Continue Workshop to December 11, 2013

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.