Monterey County Planning Commission

AGENDA
Wednesday, May 30, 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: March 28, April 25, and May 9, 2012

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM - SONNE GUY D & SUSAN D - PLN110139
   Project Planner: Daniel Lister.  Environmental Status: Exempt.  Project Description: Combined Development Permit consisting of: 1) a Use Permit to allow the construction of a 2,850 square foot mini-storage facility with four parking spaces and a 784 square foot manager's residence (mobile home). The project includes 10 cubic yards of grading, the installation of a propane tank, two 5,000 gallon water storage tanks, a 1,000 gallon septic tank, an 8 square foot wall-mounted sign, 6 foot tall wrought-iron fencing with gate around the storage facility area, and 6 foot tall natural wood fencing around the property outside of the facility area; and 2) a Lot Line Adjustment to merge three existing lots of record into one 0.367 acre parcel (Parcel A). The property is located at 65740 & 65750 Bradley Road, Bradley (Assessor's Parcel Numbers 424-351-032-000 and 424-351-033-000), South County Area Plan.  Recommended Action: Approve Project

2. 9:00AM - BASTOGNE HOLDINGS LLC (HORSLEY) - PLN110426
   Project Planner: Daniel Lister.  Environmental Status: Negative Declaration.  Project Description: CONTINUED FROM APRIL 25, 2012. Use Permit to allow the storage and distribution of petroleum products on an existing heavy commercial site. The project includes the
installation of seven (7) above-ground petroleum holding tanks with concrete containment wall located outside the existing 6,000 square foot warehouse. The tanks will store motor oil (72,000 gallons), unleaded gasoline (12,000 gallons) and diesel (32,000 gallons). The existing warehouse will store approximately 11,000 gallons of motor oil in totes. Associated improvements include two new oil/water separator, berming and fencing modifications. The property is located at 1083 Madison Lane, Salinas (Assessor's Parcel Numbers 261-052-008-000, 261-052-002-000, 261-052-003-000, 261-052-006-000, and 261-052-009-000), Greater Salinas Area Plan.

**Recommended Action:** Adopt Negative Declaration and Approve Project

3. **9:00 AM - CHANG STEVEN H & NANCY - PLN110556**
   **Project Planner:** Maria Lopez.  **Environmental Status:** Exempt.  **Project Description:** Design Approval to allow the permanent installation of a 320 square foot metal storage container with an attached lattice on the east and south sides of the container, the construction of a 4 foot retaining wall on the east and south sides of the container, and the installation of five solar panels atop the proposed storage container. The proposed project would amend Condition No. 3 of Planning Permit No. PLN100337 to allow the permanent installation. The property is located at 10350 Saddle Road, Monterey (Assessor's Parcel Number 416-191-025-000), Greater Monterey Peninsula Area Plan.  **Recommended Action:** Approve Project

4. **10:00AM – PEBBLE BEACH COMPANY – PLN100138**
   **Project Planner:** Joe Sidor.  **Environmental Status:** Environmental Impact Report (EIR).  **Project Description:** Combined Development Permits (CDPs) to allow the phased development and preservation of the remaining Pebble Beach Company properties located within the Del Monte Forest. The CDPs would allow the subdivision of up to 10 sites, resulting in the creation of 90 to 100 single-family residential lots, the renovation and expansion of visitor serving uses, and the preservation of 635 acres as forested open space. The CDPs would also allow new structural development at four primary sites (The Lodge at Pebble Beach, The Inn at Spanish Bay, Spyglass Hill, and the Pebble Beach Equestrian Center), consisting of the following: 1) The Lodge at Pebble Beach – Renovation and expansion of visitor-serving and recreational facilities to include the addition of hospitality and meeting space; relocation of the Pebble Beach Golf Links Driving Range; and construction of 60 visitor-serving guestrooms; 2) The Inn at Spanish Bay – Renovation and expansion of visitor-serving and recreational facilities, to include the addition of hospitality and meeting space, a restaurant, a 17,000 square foot spa with underground parking for approximately 40 vehicles, construction of a parking facility with a level at grade and two levels below grade to accommodate approximately 301 vehicles and other ancillary facilities, or an alternative option that would result in the subdivision of this area into 10 single-family residential lots; and 4) Pebble Beach Equestrian Center - Site redevelopment consisting of demolition of the existing equestrian facilities and construction of new equestrian facilities to include a covered arena, employee housing, barns and stalls, vehicle storage, interior roadway, parking, and accessory structures. The CDPs would also allow the relocation of existing trail segments and construction of new trail segments; construction/installation of internal roadway, circulation, and drainage improvements at four intersections (Congress Road and 17-Mile Drive; Congress Road and Lopez Road; Sunridge Road and Lopez Road; and Portola Road and Stevenson Drive); and the reconfiguration of the main entrance/gate to the Pebble Beach/Del Monte Forest area at the Highway 1/Highway 68/17-Mile Drive intersection. The properties are located throughout Pebble Beach (Assessor's Parcel Numbers 007-091-028/033-000, 007-101-041-000, 007-991-001-000, 008-021-009-000, 008-022-024/031/035-000, 008-031-014/015/019-000, 008-032-004/005/006-000, 008-034-001-000, 008-041-009-000, 008-163-001/003/005-000, 008-164-001-000, 008-165-001-000, 008-171-009/022-000, 008-241-008-000, 008-242-007-000, 008-272-010/011-000, 008-311-011-000, 008-312-002-000, 008-313-002/003-000, 008-321-
006/007/008/009-000, 008-423-002/019/029/030-000, 008-431-009-000, 008-561-020-000, and 008-991-001-000), Greater Monterey Peninsula Area Plan (Inland) and the Del Monte Forest Land Use Plan (Coastal Zone). **Recommended Action:** Recommend Certification of the Environmental Impact Report, Adoption of the Mitigation Monitoring and Reporting Plan, and Approval of the project to the Board of Supervisors.

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.