Monterey County Planning Commission

AGENDA

Wednesday, January 30, 2013

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: November 13 and December 12, 2012

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM - DELL FAMILY LLC - PLN120720
   
   Project Planner: Steve Mason. Environmental Status: Exempt. Project Description: Adoption of an ordinance to amend Section 20.08.060 of Title 20 (Monterey County Coastal Implementation Plan) of the Monterey County Code to reclassify an approximately 0.77 acre parcel from the LDR/1-D (20) (CZ) [Low Density Residential, 1 acre per unit, Design Control Overlay District, 20 foot height limit, Coastal Zone] zoning classification to the LDR/1-D-HR (20) (CZ) [Low Density Residential, 1 acre per unit, Design Control and Historic Resources Overlay Zoning District, 20 foot height limit, Coastal Zone] zoning classification. The rezoning is required as a condition of approval under PLN120319. The property is located at 58 Yankee Point Drive, Carmel (Assessor's Parcel Number 243-152-004-000), Carmel Land Use Plan, Coastal Zone. Recommended Action: Recommend the Board of Supervisors adopt the Ordinance

2. 9:00AM - MEYER HERBERT G TR - PLN120471
   
   Project Planner: David Mack. Environmental Status: Negative Declaration. Project Description: Use Permit (pursuant to Section 21.30.050.E and 21.64.120) to allow the installation of two (2) wind turbines and the construction of a gravel access road and ordinance to
amend section 21.64.120(c)(3)(b) to allow an increase in wind turbine height from 200 feet to 396.5 feet. Each turbine consists of a three-bladed wind turbine on a tubular steel tower with a height range of 327.5 to 396.5 feet maximum to the rotor tip. Each turbine would include a 16 foot diameter by 30 foot deep pier type foundation. The project is proposed to be constructed in two phases: Phase 1 is site preparation and foundation construction; Phase 2 involves the delivery and assembly of the tower, rotor, nacelle, transformer, and gravel access road of approximately 12 feet in width. The property is located adjacent to the City of Gonzales near Katherine Street and Puente Del Monte in the Vista de Santa Lucia Agricultural Business Park (Assessor's Parcel Number 223-061-015-000), Central Salinas Valley Area Plan. **Recommended Action:** Adopt Negative Declaration, Approve Use Permit, and Recommend the Board of Supervisors adopt the ordinance.

3. **9:00AM - DOBBAS DONALD J/LINDA L - PLN120489**  
   **Project Planner:** Liz Gonzales.  
   **Environmental Status:** Exempt.  
   **Project Description:** REFERRED FROM THE ZONING ADMINISTRATOR. Combined Development Permit consisting of: 1) a Coastal Administrative Permit to drill a well for a future single family dwelling; and 2) a Coastal Development Permit for development within 750 feet of a known archaeological resource. The property is located at 2610 Ribera Road, Carmel (Assessor's Parcel Number 243-041-014-000), Carmel Area Land Use Plan, Coastal Zone. **Recommended Action:** Approve Project.

4. **10:00AM - LUNDQUIST RICHARD C/MELANIE F TRS – PLN110114**  
   **Project Planner:** Delinda Robinson.  
   **Environmental Status:** Mitigated Negative Declaration.  
   **Project Description:** CONTINUED FROM DECEMBER 12, 2012. Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow the construction of a detached 1,070 square foot four-car garage with planted roof (green roof), a new permeable cobblestone driveway, the replacement of an existing wood fence with a new stone wall with six 12-foot sections and one 15.5-foot section of antique bronze open-design fencing and antique bronze fencing with stone pillars at the new driveway entrance, restoration of existing paths and driveway to native Monterey Cypress habitat, grading of approximately 550 cubic yards of cut and 200 cubic yards of fill; 2) a Coastal Development Permit for the removal and replanting of one 7" Monterey Cypress; 3) a Coastal Development Permit for development within 100 feet of Environmentally Sensitive Habitat Area; 4) a Coastal Development Permit for development within 750 feet of a known archaeological resource; and 5) a Coastal Development Permit for development on slopes greater than 30%. The property is located at 3224 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-472-006-000), Del Monte Forest Area Land Use Plan, Coastal Zone. **Recommended Action:** Continue to February 27, 2013.

5. **10:30AM - NILES DANIEL T/JENNIFER E – PLN110280**  
   **Project Planner:** Delinda Robinson.  
   **Environmental Status:** Mitigated Negative Declaration.  
   **Project Description:** CONTINUED FROM DECEMBER 12, 2012. Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for restoration of a coastal bluff consisting of a concrete keyway and armored headwall with landscaped Hilfiker wall system; headwall to be surfaced with a textured rock appearance and Hilfiker baskets to be planted with native vegetation consistent with surrounding bluff vegetation; the restoration area to be approximately 45 - 55 feet wide by approximately 33 - 53 feet tall; grading to be approximately 50 cubic yards cut and 740 cubic yards fill; 2) Coastal Development Permit for development on a coastal bluff; 3) Coastal Development Permit for development on slopes exceeding 30 percent; 4) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; and 5) Coastal Development Permit for development within 750 feet of known archaeological resources. The property is located at 30620 Aurora Del Mar, Carmel (Assessor's Parcel Number 243-331-010-000), Big Sur Coast Land Use Plan, Coastal Zone. **Recommended Action:** Adopt Mitigated Negative Declaration with Mitigation.
6. 1:30PM - BRANDYWINE TRUST COMPANY TR - PLN030379
Project Planner: Joe Sidor. Environmental Status: Mitigated Negative Declaration. Project Description: Combined Development Permit consisting of: 1) a Coastal Development Permit to allow a minor subdivision of a 49 acre lot into two lots consisting of 40.0 acres (Parcel 1) and 9 acres (Parcel 2); 2) a Coastal Development Permit to designate Parcel 2 as a receiver site for a transfer of development credit from a donor site established under PC94155; 3) a Coastal Development Permit to allow development within the Big Sur Critical Viewshed; 4) a Coastal Development Permit to allow development on slope exceeding 30 percent; 5) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 6) a Coastal Development Permit to allow the removal of two eucalyptus trees (approximately 9" and 12" DBH); and 7) a Coastal Administrative Permit and Design Approval to allow the construction of an approximately 2,729 square foot single family dwelling, a detached 300 square foot two-car garage, driveway and parking area, approximately 500 linear feet of concrete retaining wall, septic system, water supply, and grading (approximately 1,100 cubic yards of cut and 1,100 cubic yards of fill). The project is located at 56440 Highway 1, Big Sur (Assessor's Parcel Number 421-011-001-000), South Coast area, Big Sur Coast Land Use Plan, Coastal Zone. Recommended Action: Adopt Mitigated Negative Declaration with Mitigation Monitoring Plan and Approve Project

7. 1:30PM - COUNTY OF MONTEREY (LAGUNA SECA PARK MONUMENT SIGN) – PLN120279
Project Planner: Taven Kinison Brown. Environmental Status: Exempt. Project Description: CONTINUED FROM DECEMBER 12, 2012. Workshop to consider a Combined Development Permit to allow the removal of the 13 foot 6 inch tall, 120 square foot monument sign at Laguna Seca County Park and the construction of a new 18 foot tall, 116 square foot monument sign with electronic display. The Combined Development Permit consists of: 1) a Use Permit and a Design Approval to construct the new sign; 2) a Variance to exceed the 35 square foot size limitations within the Design Control ("D") District; and 3) a Variance to exceed the 15 foot height limitation for accessory structures. The property is located along Highway 68 at the entrance to 1021, 1025 and 1027 Monterey-Salinas Highway, Salinas (Assessor's Parcel Number: 173-011-025-000), Greater Monterey Peninsula Area Plan. Recommended Action: Conduct workshop and provide direction to staff

8. 1:30PM - MONTEREY COUNTY PLANNING COMMISSION - PD070806
Project Description: Planning Commission Nominating Committee. Recommended Action: Chair to appoint Nominating Committee

G. OTHER MATTERS:

Big Sur Land Use Advisory Committee – Appointments
❖ R. Brian Lyke
❖ David Smiley

Cachagua Land Use Advisory Committee – Appointments
❖ Jack Galante
❖ Sarah Haussermann
❖ Kathy Herbermann
❖ Steve Ray
❖ Peter Anthony Scardina
❖ David Schiffman
❖ Fidela Z. Schneider
Del Monte Forest Land Use Plan – Resignation
❖ Sandra Verbanec

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.