Monterey County Planning Commission

AGENDA

Wednesday, January 28, 2015

Monterey County Government Center – Board of Supervisors Chambers

168 W. Alisal Street

Salinas, CA 93901

9:00 a.m.

Chair: Luther Hert  
Vice-Chair: Martha Diehl  
Secretary: Mike Novo

Commissioners:
Paul C. Getzelman  
Jay Brown  
Amy Roberts  
Luther Hert  
Don Rochester  
Cosme Padilla  
Aurelio Salazar, Jr  
Jose Mendez  
Martha Diehl  
Keith Vandevere

PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

D. APPROVAL OF MINUTES: October 29, 2014

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00 AM - DAMSCHEM BRIAN/MOORE KELLY - PLN140485
   Project Planner: Ashley Nakamura. Project Location: 39 Railroad Ave, Spreckels. 
   Assessor's Parcel No(s): 177-033-008-000. Permit Type: Use Permit. Planning 
   Area: Greater Salinas. Environmental Status: Categorical Exemption. Project 
   Description: CONTINUED FROM DECEMBER 10, 2014. Use Permit and Design 
   Approval to allow a 592 square foot residential addition to a single family residence, a 
   528 square foot detached garage, and the relocation of an existing 152 square foot shed 
   located within the Spreckels Historic District. Recommended Action: Approve project.

2. 9:00 AM - TORTIA INVESTMENT LLC - PLN140804
   Project Planner: Daniel Lister. Project Location: 3292 Martin Rd, Carmel. 
   Assessor's Parcel No(s): 009-321-004-000 and 009-321-007-000. Permit Type: Lot 
   Line Adjustment. Planning Area: Carmel LUP. Environmental Status: Categorical Exemption. Project Description: Coastal Development Permit to allow a Lot Line
Adjustment between two legal lots of record: 0.79 acres (Parcel 1) and 0.45 acres (Parcel 2). The adjustment results in an equal exchange of land. **Recommended Action:** Approve project.

3. **9:00 AM - AUSONIO ANDREW E ET AL - PLN130856**  
   **Project Planner:** David Mack. **Project Location:** 11380 Commercial Pkwy, Castroville. **Assessor’s Parcel No(s):** 133-492-012-000, 133-491-021-000, 133-491-024-000, 030-301-016-000, 030-301-013-000, 030-301-021-000, 030-301-022-000, 030-301-007-000, and 030-301-008-000. **Permit Type:** General Development Plan. **Planning Area:** Castroville Community Plan, North County. **Environmental Status:** Consistent with previously Certified EIR for Castroville Community Plan – CEQA 15183. **Project Description:** General Development Plan (GDP) and Use Permit to specify the uses allowed on undeveloped lots within Castroville Industrial Park (CIP) Lots 24, 46, and 49 and Castroville Industrial Park West (CIPW) Lots 1C, 2, 3A, 3B, 4, and 5. **Recommended Action:** Find the project consistent with the previously certified Castroville Community Plan EIR and approve a General Development Plan.

4. **9:00 AM - ALADIN PROPERTIES - PLN140613**  
   **Project Planner:** David Mack. **Project Location:** 11455 Wood St, Castroville. **Assessor's Parcel No:** 030-231-006-000. **Permit Type:** Amendment to General Development Plan. **Planning Area:** North County. **Environmental Status:** Categorical Exemption. **Project Description:** Amendment to previously approved General Development Plan (PLN100669) to add additional allowable uses, operation standards, and design regulations at an existing industrial facility. **Recommended Action:** Approve project.

5. **10:30 AM - FLORES PAUL H/LINDA S - PLN140300**  
   **Project Planner:** David Mack. **Project Location:** 564 Monhollan Rd, Carmel. **Assessor's Parcel No:** 103-071-025-000. **Permit Type:** Combined Development Permit. **Planning Area:** Greater Monterey Peninsula Area Plan. **Environmental Status:** Negative Declaration. **Project Description:** Combined Development Permit consisting of: 1) Use Permit to allow after-the-fact removal of approximately 24 protected trees (20 Oaks and 4 Monterey Pines) (code enforcement case 14CE00183); 2) Use Permit to allow the removal of approximately 15 additional protected trees (14 Monterey Pine and 1 Oak); and 3) Design Approval to allow the construction of a 7,200 square foot one-story single family dwelling and a 1,200 square foot accessory dwelling unit (ADU) and the demolition of an existing 1,200 square foot single family dwelling. **Recommended Action:** Adopt Negative Declaration and approve project.

6. **10:30 AM - MONTEREY PENINSULA COUNTRY CLUB - PLN140077 and PLN140432**  
   **Project Planner:** Luis Osorio. **Project Location:** 3000 Club Rd, Pebble Beach. **Assessor's Parcel No(s):** 007-361-006-000, 007-361-007-000, 007-371-003-000, 007-371-006-000, 007-371-010-000, 007-371-011-000, 007-371-012-000 and 007-522-008-000. **Permit Type:** Combined Development Permit. **Planning Area:** Greater Monterey Peninsula and Del Monte Forest LUP. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** Combined Development Permit consisting of: 1) Administrative Permit for the renovation of the
portions of the existing Dunes Golf Course located in the Inland areas (Hole Nos. 1, 2, 3, 4, 5, 6, 7, 8, 13, 15, 16, 17 & 18) including replacement of the irrigation system; sand capping of the golf course (approximately 34,999 cubic yards of sand import); grading to adjust course contouring (approximately 173,060 cubic yards cut and 163,280 cubic yards of fill); replacement of existing concrete cart paths with permeable surface paths; removal and replacement of five pedestrian bridges and two cart bridges; landscaping renovation; and 2) Use Permit for removal of 46 protected Oak trees and for restoration of an environmentally sensitive habitat (Sawmill Gulch) where it crosses Hole Nos. 4, 5 & 8 of the golf course. The area of the development is the inland portion of the Monterey Peninsula Country Club Dunes Golf Course, Greater Monterey Peninsula Area Plan.

**Coastal Portion:** Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the renovation of the portions of the existing Dunes Golf Course located in the Coastal Zone (Hole Numbers. 9, 10, 11, 12 & 14) including replacement of the irrigation system; sand capping of the golf course; grading to adjust course contouring (approximately 34,183 cubic yards of cut and 43,398 cubic yards of fill); replacement of existing concrete cart paths with permeable surface paths; removal of cart and pedestrian crossings and construction of replacement crossings; landscaping renovation; and restoration of portions of the Sawmill Gulch Creek adjacent to Hole Number 9; 2) Coastal Development Permit for restoration of an environmentally sensitive habitat (Sawmill Gulch); and 3) Coastal Development Permit for development within 750 feet from a known archaeological resource. The area of the development is the portion of the Monterey Peninsula Country Club Dunes Golf Course located in the designated Coastal Zone of the Del Monte Forest Land Use Plan.

**Recommended Action:** Adopt Mitigated Negative Declaration with the Mitigation Monitoring and Reporting Plan and approve project.

7. 10:30 AM - HENRY MILLER MEMORIAL LIBRARY - PLN060703
**Project Planner:** Luis Osorio.  **Project Location:** 48603 Hwy 1, Big Sur.  **Assessor’s Parcel No(s):** 420-181-006-000 and 420-191-010-000.  **Permit Type:** Coastal Development Permit.  **Planning Area:** Big Sur Coast Land Use Plan, Coastal Zone.  **Environmental Status:** Mitigated Negative Declaration.  **Project Description:** Combined Development Permit for development on the Henry Miller Memorial Library site consisting of: 1) Coastal Development Permit to allow public and private events on the Library site; 2) Coastal Administrative Permit and Design Approval to allow: a) Demolition of a storage closet and one restroom in the library building, partial demolition of an existing deck, and addition of a restroom facility with two restrooms compliant with the Americans with Disabilities Act (ADA) attached to rear of the existing Library; b) Repair and expansion of the septic system including a new septic line to the proposed restroom facility, as well as a 100 foot extension of an existing leach field; and c) Site improvements including a new ADA-compliant, handicapped-accessible ramp; three paved ADA-compliant parking spaces on the frontage of the Library property on Highway 1; parking improvements; and appurtenances to the water system including two 5,000-gallon storage tanks (one for unfiltered irrigation water and one for potable water); the water storage tanks would be located on the adjacent Gill Parcel and be accessible through a proposed mutual access, parking and utility easement; 3) Coastal Development Permit for a Lot Line Adjustment to adjust the property boundary between the Library parcel and the adjacent Gill parcel increasing the size of the 0.625 acre Library parcel to 0.66 acres and decreasing the size of the adjacent Gill parcel from 30.06 acres to 30.01
acres; and 4) Coastal Development Permit to allow a reduction of on-site parking requirements for events, in conjunction with the operation of a shuttle service and off-site parking being in place during events. **Recommended Action:** Adopt Mitigated Negative Declaration with the Mitigation Monitoring Reporting Plan and Approve project.

8. **1:30 PM - COUNTY OF MONTEREY – CONSOLIDATION OF NORTH COUNTY INLAND AND NORTH COUNTY COASTAL LAND USE ADVISORY COMMITTEES - REF150004**
   - **Planning Planner:** Anna Quenga. **Planning Area:** North County and North County Coastal. **Environmental Status:** Categorical Exemption. **Project Description:** Consider and recommend the Board of Supervisors consolidate the North County Non-Coastal and North County Coastal Land Use Advisory Committees. **Recommended Action:** Consider providing a recommendation to the Board of Supervisors.

9. **1:30 PM - COUNTY OF MONTEREY – WATER AND ENERGY EFFICIENT LANDSCAPE ORDINANCE AND MANUAL – REF110056**
   - **Project Planner:** Anna Quenga/Jacqueline Onciano. **Permit Type:** Ordinance. **Environmental Status:** Categorical Exemption under Sections 15307 and 15308 of the CEQA Guidelines. **Project Description:** **CONTINUED FROM JANUARY 14, 2015.** Consider making a recommendation to the Board of Supervisors to adopt the proposed ordinances amending Chapter 16 (Environment) of the Monterey County Code to add Chapter 16.64 – Water and Energy Efficient Landscape (Inland) and Chapter 16.63 – Water and Energy Efficient Landscape (Coastal) and to adopt a resolution approving the Monterey County Landscape Manual – Standards, Guidelines and Specified Performance Requirements for Landscape Water Use and Irrigation. **Recommended Action:** Recommend Approval to the Board of Supervisors.

10. **1:30 PM - COUNTY OF MONTEREY – DEVELOPMENT EVALUATION SYSTEM - REF120030**
    - **Project Planner:** Anna Quenga. **Permit Type:** Referral. **Planning Area:** Inland Areas. **Environmental Status:** Categorical Exemption per Section 15262. **Project Description:** Conduct a second public workshop on the Development Evaluation System for the unincorporated inland areas of the County of Monterey that would evaluate and score certain development applications pursuant to Policy LU-1.19 of the 2010 Monterey County General Plan. **Recommended Action:** Conduct 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.