Monterey County Planning Commission

AGENDA

Wednesday, February 29, 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: January 25, 2012

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00 AM – CAPPO JEFFREY – PLN110359
Project Planner: Ramon Montano. Environmental Status: Exempt. Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow the construction of a four-story 6,779 square foot single family residence, a 1,061 square foot attached four-car garage, a 396 square foot pool equipment room, terraces, patios, a built-in barbecue, underground propane tank, infinity pool and hot tub; grading consisting of approximately 2,900 cubic yards of cut and 300 cubic yards of fill; 2) a Coastal Administrative Permit for the removal of one 22" double-stem Oak and one 15" Monterey Pine (five Monterey Cypress, 11 less than 7" in diameter, are also proposed for removal); 4) a Coastal Development Permit for development on slopes in excess of 30%; 5) Coastal Administrative Permit for the conversion of a test well to a permanent well (permitted under PLN060692) and the creation of a 3-connection water system; and 6) a Coastal Development Permit for a Lot Line Adjustment (merger) between two legal lots of record
of approximately 0.260 acres (Parcel 1) and 0.292 acres (Parcel 2), resulting in a single lot of 0.552 acres (Parcel A); and a Design Approval. The properties are located off Highway 1, Carmel (Assessor's Parcel Numbers 241-182-004-000 and 241-182-005-000), northwest of the parcel with an address of 244 Highway 1, Carmel Highlands, Carmel Area Land Use Plan, Coastal Zone. **Recommended Action:** Approve Project

2. **9:00 AM - UNIDAD DE FE Y AMOR - PLN100484**  
   **Project Planner:** Ramon Montano. **Environmental Status:** Exempt. **Project Description:** Use Permit to allow the construction of a soccer field and an 800 square foot snack bar with an attached restroom and storage with a 3,000 gallon septic system with leachfield system and a Fee Waiver Request. The property is located at 1047 Rogge Road, Salinas (Assessor's Parcel Number 211-012-039-000), Greater Salinas Area Plan. **Recommended Action:** Approve Project

3. **9:00 AM - IWF CARMEL RIVER INVESTORS LP - PLN110577**  
   **Project Planner:** Dan Lister. **Environmental Status:** Previously adopted Mitigated Negative Declaration. **Project Description:** Request for a two-year extension of an amendment (PLN070415) to a previously approved Combined Development Permit (PLN030646) consisting of a General Development Plan for the Carmel River Inn to increase the number of guest units from 43 to 69 and to create a Historic District; Coastal Administrative Permit and Design Approval for the remodel of 23 existing cottage units, demolition of one cottage, remodel of the main Inn to reduce the number of units from 19 existing to 6, construction of 5 new two-story structures each consisting of 8 guest units on the second floor with parking below, the conversion of an existing maintenance building into an employee unit, the abandonment of a portion of Oliver Road, and grading; Coastal Development Permit for the removal of 2 native trees (originally approved for 5); and a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat. This amendment would revise the new two-story buildings by omitting unit 5, rotate buildings 1 and 4 out of the 150-foot riparian corridor, revise buildings 2 and 3 from 8 units to 10 units, and add 4 units to the main Inn building for a total of 10 units at the main Inn. The total number of proposed units remains unchanged (69). The property is located 26600 Oliver Road, Carmel (Assessor's Parcel Number 009-563-005-000), Coastal Zone. **Recommended Action:** Approve Project.

4. **10:00 AM - PATTERSON FLOYD - PLN100573**  
   **Project Planner:** Dan Lister. **Project Description:** Workshop to discuss a proposal for a General Plan amendment and rezoning. The application includes a Lot Line Adjustment between two legal lots of record both 40 acres each (Assessor's Parcel Number 423-061-035-000, portion of 423-061-036-000, and portion of 423-071-006-000), resulting in three lots: 1) 67.52 acres (Parcel 1), 2) 10 acres (Parcel 2), and 3) 2.5 acres (Parcel 3, SOMOCO Fire District Lot). Parcel 3 would be created pursuant to Government Code Section 66426.5. The application also includes a rezoning of Parcel 2 and Parcel 3 from "F/40 (Farmlands, 40 acre minimum)" to "PQP (Public/Quasi-Public)"; and a General Plan Amendment to change the land use designation of Parcel 2 and Parcel 3 from Farmlands to Public and Quasi-Public. The property is located near the intersection of Jolon Road and Lockwood-Bradley Road, Lockwood, South County Area Plan. **Recommended Action:** Planning Commission receive the report and conduct a workshop.
5. **10:30 AM - NGEN RADIO TELECOMMUNICATIONS SYSTEM- REF100041**
   
   **Project Planner:** Luis Osorio.  
   **Project Description:** Workshop to receive a preliminary presentation to develop a Next Generation (NGEN) radio telecommunications system to replace and upgrade regional public safety wireless telecommunication systems. The project would require the separate approval of a number of wireless telecommunication facilities on sites located throughout the unincorporated areas of Monterey County. **Recommended Action:** Planning Commission receive the report and conduct a workshop.

G. **OTHER MATTERS:** **APPOINTMENT:** Lauren Keenan – Toro Land Use Advisory Committee; **RESIGNATION:** Katie Banister – South County Land Use Advisory Committee

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 must have no less than 16 copies.**

The Planning Commission Clerk must receive all materials for the agenda packet by noon on the Wednesday one week prior to the Wednesday Planning Commission meeting.