Monterey County Planning Commission

AGENDA

Wednesday, May 8, 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: None

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM - CYPRESS POINT CLUB - PLN130248
   Project Planner: Daniel Lister  Environmental Status: Exempt  Project Description: Ordinance amending the Sectional District Maps of Title 20 of the Monterey County Code to rezone a 35.3 acre parcel from the "OR-D (CZ)" [Open Space Recreation with a Design Control Overlay within the Coastal Zone] zoning classification to the "OR-D-HR (CZ)" [Open Space Recreation with a Design Control and Historic Resources Overlay within the Coastal Zone] zoning classification. The property is located at 3150 Seventeen Mile Drive, Pebble Beach (Assessor's Parcel Number 008-271-006-000), Del Monte Forest Land Use Plan, Coastal Zone. Recommended Action: Recommend the Board of Supervisors adopt the ordinance.

2. 9:00AM - CALIFORNIA-AMERICAN WATER COMPANY - PLN110373
   Project Planner: Bob Schubert  Environmental Status: Consider FEIR/EIS, SEIR Nos. 1 and 2, and Addendum to FEIR/EIS  Project Description: Combined Development Permit for the San Clemente Dam Removal project consisting of: 1) Use Permit for the removal of the San Clemente Dam and related improvements; 2) Use
Permit for the removal of the Old Carmel River Dam and related improvements; 3) Use Permit for development on 25% slopes; and 4) Use Permit for the removal of protected trees. The property is located in the San Clemente Dam Region, at the confluence of the Carmel River (River Mile 18.5) and San Clemente Creek, approximately 15 miles southeast of the City of Carmel-by-the-Sea and 3.7 miles southeast of Carmel Valley Village. (Assessor's Parcel Number 417-051-004-000, 417-051-005-000, 417-051-001-000, and 417-251-002-000-M). The project includes construction of a new access road off Carmel Valley Road (the Tularcitos-High Road). Greater Monterey Peninsula Area Plan and Cachagua Area Plan. **Recommended Action:** Consider the EIR/EIS, Two Supplemental EIRs and an EIR Addendum; adopt findings and Statement of Overriding Considerations; approve the project; and adopt a Mitigation Monitoring and Reporting Plan.

3./4. **10:30AM - COUNTY OF MONTEREY - REF130010**  
**Project Planner:** Nadia Amador. **Environmental Status:** Exempt. **Project Description:** CONTINUED FROM APRIL 10, 2013. Inland ordinance amending Title 21 (Monterey County Zoning Ordinance, Inland Areas) and coastal ordinance amending Title 20 (Monterey County Coastal Implementation Plan, Part 1, Zoning Ordinance) in order to incorporate Cottage Food Operation into County zoning as a type of home occupation to conform to changes in State law (AB 1616, The California Homemade Food Act). **Recommended Action:** Recommend that the Board of Supervisors adopt the ordinance.

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.