Monterey County Planning Commission

AGENDA
Wednesday, September 12, 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: July 25, 2012

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM - ABERCROMBIE LEBON G/ABERCROMBIE MARY J – PLN100612
Project Planner: Delinda Robinson. Environmental Status: Mitigated Negative Declaration. Project Description: CONTINUED FROM AUGUST 8, 2012. Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow additions to and remodel of a 2,325.8 square foot one-story single family dwelling with a 449.8 square foot detached garage to include: a 1,513.4 square foot addition (master bedroom suite, media room, laundry room, office and storage), a 284.7 square foot covered front entry, a 208.9 square foot covered patio, a new roof, the installation of a roof-mounted photovoltaic system, remove asphalt driveway and replace with permeable pavers, remove concrete patio and replace with tile patio and the addition of a fire pit; 2) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 3) Coastal Development Permit to allow Ridgeline Development. The property is located at 1158 Signal Hill Road, Pebble Beach (Assessor's Parcel Number 008-261-005-000), Del Monte Forest area, Coastal zone. Recommended Action: Continue project to September 26, 2012
2. **9:00 AM - ALADIN PROPERTIES - PLN100669**  
**Project Planner:** Taven Kinison Brown.  
**Environmental Status:** Exempt.  
**Project Description:** CONTINUED FROM AUGUST 29, 2012. General Development Plan to outline allowable uses, operation standards and design regulations at an existing commercial-industrial facility comprised of three buildings totaling 28,438 square feet. The property is located at 11455 Wood Street, Castroville (Assessor's Parcel Number 030-231-006-000) and is bounded by Del Monte Avenue, Wood Street and the Union Pacific Railroad, Castroville Community Plan, North County Area Plan.  
**Recommended Action:** Approve Project

3. **9:00 AM - STATE OF CALIFORNIA - PLN110472**  
**Project Planner:** Valerie Negrete.  
**Environmental Status:** Mitigated Negative Declaration.  
**Project Description:** Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the Wetland and Public Access Enhancement at Whistlestop Lagoon. This project will include two key elements: a) Replacing three failed culverts located under the existing 325 foot long Whistlestop levee with a new 20 foot long bridge to maintain muted tidal flow in Whistlestop Lagoon, improve water quality and fish passage, and maintain/improved trial safety for recreational users in the area; b) Relocating and existing dock that extends off the Whistlestop levee to deeper water to reduce disturbance to mudflat habitat at low tides and improve boat access to Parsons Slough; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 3) a Coastal Development Permit to allow development within 100 feet of a known environmentally sensitive habitat area. The property is located at 1700 Elkhorn Road, Royal Oaks (Assessor's Parcel Numbers 131-051-001-000 and 131-051-067-000), North County Land Use Plan, Coastal Zone.  
**Recommended Action:** Continue to September 26, 2012

4. **9:00 AM - CALIFORNIA-AMERICAN WATER COMPANY - PLN110373**  
**Project Planner:** Bob Schubert.  
**Environmental Status:** EIR.  
**Project Description:** Combined Development Permit 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 project includes road improvements on the construction access route along Cachagua Road and the Jeep Trail. 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; 417-251-002-000-M), Greater Monterey Peninsula Area Plan and Cachagua Area Plan.  
**Recommended Action:** Recommend Approval to Board of Supervisors

5. **9:00 AM - ORDINANCES TO ELIMINATE THE MONTEREY COUNTY MINOR AND STANDARD SUBDIVISION COMMITTEES - REF100014 (Non-Coastal) and REF120004 (Coastal)**  
**Project Planner:** Nadia Amador.  
**Environmental Status:** Exempt.  
**Project Description:** Workshop to consider and provide direction on proposed ordinances (a non-coastal ordinance-REF100014 and a coastal ordinance-REF120004) for the unincorporated areas of the County of Monterey that would change the process for consideration of applications for subdivisions and lot line adjustments, including the elimination of the Monterey County Minor and Standard Subdivision Committees. The purpose of the workshop is to seek public input and receive direction from the Monterey County Planning Commission regarding establishing procedures for consideration of applications for lot line adjustments and subdivisions if the Minor and Standard Subdivision Committees are eliminated.  
**Recommended Action:** Receive direction from Planning Commission.
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.