Monterey County Planning Commission

AGENDA
Wednesday, April 27, 2011

Monterey County Government Center – Board of Supervisors Chambers
168 W. Alisal Street
Salinas, CA 93901
9:00 a.m.

Chair: Paul Getzelman  Vice-Chair: Amy Roberts  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: February 23, 2011

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

G. OTHER MATTERS: NONE

1. 9:00AM - PEERY RICHARD T TR - PLN090116
Project Planner: Delinda Robinson. Environmental Status: Mitigated Negative Declaration.
Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the demolition of an existing 3,100 square foot single family dwelling and the construction of a new 5,677 square foot three-story single family dwelling in the same general footprint with a 937 square foot habitable basement, a 1,182 square foot attached sub-grade garage, a 155 square foot sub-grade patio, new retaining walls and associated grading (approximately 1,200 cubic yards of cut for the basement); 2) a Coastal Administrative Permit to allow the construction of a 425 square foot guesthouse; 3) a Coastal Development Permit for development on a parcel with a positive archaeological report; and 4) Design Approval. The property is located at 26453 Scenic Road, Carmel (Assessor's Parcel Number 009-471-015-000), between Valley View Avenue and Carmelo Street, Carmel Area Land Use Plan, Coastal Zone.
Recommended Action: Adopt Mitigated Negative Declaration with the Mitigation Monitoring
2. **9:00AM - COUNTY OF MONTEREY (HOUSING ORDINANCES/NON-COASTAL) - REF100052**  
   **Project Planner:** Nadia Amador. **Environmental Status:** Negative Declaration. **Project Description:** An ordinance amending Title 21 (Non-Coastal Zoning) of the Monterey County Code to implement the 2009-2014 Housing Element of the Monterey County General Plan and to conform to State housing law requirements. The amendment to Title 21 addresses the following topics: 1) definitions; 2) Residential Care Facilities; 3) Transitional Housing or Transitional Housing Development; 4) Supportive Housing; 5) Agricultural Employee Housing; 6) Employee Housing; 7) Single Room Occupancy Facilities; 8) Homeless Shelters; 9) Accessory Dwelling Units; 10) Requests for Reasonable Accommodation; and 11) Density Bonus and Incentives. The ordinance would amend the following chapters of Title 21: Chapter 21.06 (Definitions), Chapter 21.10 (High Density Residential Zoning Districts), Chapter 21.12 (Medium Density Residential Zoning Districts), Chapter 21.14 (Low Density Residential Zoning Districts), Chapter 21.16 (Rural Density Residential Zoning Districts), Chapter 21.30 (Farmlands Zoning Districts), Chapter 21.32 (Rural Grazing Zoning Districts), Chapter 21.34 (Permanent Grazing Zoning Districts), Chapter 21.36 (Resource Conservation Zoning Districts), Chapter 21.39 (Community Plan Zoning Districts), Chapter 21.58 (Regulations for Parking), Chapter 21.64 (Special Regulations), Chapter 21.66 (Development Standards). The ordinance would also add Chapter 21.61 (Requests for Reasonable Accommodation) and Chapter 21.65 (Density Bonus and Incentives). **Recommended Action:** Recommend Approval to the Board of Supervisors.

3. **9:00AM - COUNTY OF MONTEREY (HOUSING ORDINANCES/COASTAL) - REF100044**  
   **Project Planner:** Nadia Amador. **Environmental Status:** Negative Declaration. **Project Description:** Amendments to the County’s certified Local Coastal Program (LCP) to implement the 2009-2014 Housing Element of the Monterey County General Plan and to conform to State housing law requirements. Amendments to the LCP consist of amendments to the Big Sur Land Use Plan, Carmel Area Land Use Plan, and Del Monte Forest Land Use Plan to add policies for Accessory Dwelling Units in place of Caretaker Unit policies, and an ordinance amending the Monterey County Coastal Implementation Plan, Part 1 (Title 20, Zoning Ordinance); Part 3 (Big Sur Coast Implementation Plan); Part 4 (Carmel Area Implementation Plan); and 5) Part 5 (Del Monte Forest Implementation Plan Area) to address the following topics: 1) Definitions 2) Residential Care Facilities; 3) Transitional Housing or Transitional Housing Development; 4) Supportive Housing; 5) Agricultural Employee Housing; 6) Employee Housing; 7) Single Room Occupancy Facilities; 8) Homeless Shelters; 9) Accessory Dwelling Units; 10) Requests for Reasonable Accommodation; and 11) Density Bonus and Incentives. The ordinance would amend the following chapters in Title 20 (Zoning Ordinance): Chapter 20.06 (Definitions), Chapter 20.10 (High Density Residential Zoning Districts), Chapter 20.12 (Medium Density Residential Zoning Districts), Chapter 20.14 (Low Density Residential Zoning Districts), Chapter 20.16 (Rural Density Residential Zoning Districts), Chapter 20.17 (Watershed and Scenic Conservation Zoning Districts) Chapter 20.30 (Coastal Agricultural Preserve Zoning Districts), Chapter 20.32 (Agricultural Conservation Zoning District), Chapter 21.34 (Permanent Grazing Zoning Districts), Chapter 20.58 (Regulations for Parking), Chapter 20.64 (Special Regulations), Chapter 20.66 (Development Standards); and Chapter 20.70.120 (Exemptions from Coastal Development Permits). The ordinance would also add Chapters 20.61 (Requests for Reasonable Accommodation) and 20.64 (Density Bonuses and Incentives). **Recommended Action:** Continue to May 11, 2011 hearing.

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.

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