Monterey County Planning Commission

AGENDA
Wednesday, July 29, 2009

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

Chair: Keith Vandevere  Vice-Chair: Jay Brown  Secretary: Mike Novo

Commissioners:
Steve Pessagno  Cosme Padilla
Jay Brown  Aurelio Salazar, Jr
Nancy Isakson  Juan Sanchez
Matthew Ottone  Martha Diehl
Don Rochester  Keith Vandevere

PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: May 13, May 27, June 10, and June 24, 2009

D. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM - BAY LAUREL DBA BERNARDUS LODGE - PLN020398
PLANNING AREA: Carmel Valley Master Plan Area. PROJECT PLANNER: Anna Quenga. ENVIRONMENTAL STATUS: Mitigated Negative Declaration Prepared. PROJECT DESCRIPTION: Combined Development Permit Consisting Of An Administrative Permit, General Development Plan And Design Approval For Construction Of 16 Additional Hotel Units, And A 3,000 Square Foot, Two-Story Maintenance, Storage And Office Building At The Existing 57-Unit Bernardus Lodge. The Project Includes Demolition Of Two Existing Structures Originally Built As Single Family Dwellings, Construction Of Retaining Walls And Associated Grading. Materials And Colors To Match Existing. The Property Is Located At 415 Carmel Valley Road, Carmel Valley
(ASSSESSOR’S PARCEL NUMBER 187-131-044-000), CARMEL VALLEY MASTER PLAN AREA.  
RECOMMENDED ACTION: ADOPT MITIGATED NEGATIVE DECLARATION WITH MITIGATION MONITORING PLAN AND APPROVE PROJECT.

2.  9:00AM - THE CARMEL PRESBYTERIAN CHURCH - PLN090070  
PLANNING AREA: CARMEL VALLEY MASTER PLAN AREA.  PROJECT PLANNER: DAVID MACK.  ENVIRONMENTAL STATUS: N/A.  PROJECT DESCRIPTION: CONTINUED FROM JUNE 24, 2009.  REQUEST FOR A VESTED RIGHTS DETERMINATION FOR A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT FOR A COMMUNITY LIFE CENTER; AND REQUEST FOR WAIVER OF THE APPLICATION FEE. THE PROPERTY IS LOCATED AT THE TERMINUS OF RIO ROAD AND EAST OF VAL VERDE DRIVE, CARMEL VALLEY (ASSSESSOR’S PARCEL NUMBER 015-021-004-000) CARMEL VALLEY MASTER PLAN AREA.  
RECOMMENDED ACTION: DENY VESTED RIGHTS DETERMINATION AND DENY WAIVER OF FEES

3.  9:00AM - VOLUNTARY OAK WOODLANDS STEWARDSHIP GUIDELINES - PD061171  
RECOMMENDED ACTION: RECOMMEND APPROVAL TO BOARD OF SUPERVISORS

4.  10:00AM – LAND USE ADVISORY COMMITTEES – PD090198  
PLANNING AREA: COUNTY-WIDE.  PROJECT PLANNER: CARL HOLM.  ENVIRONMENTAL STATUS: N/A.  PROJECT DESCRIPTION: CONTINUED FROM JULY 8, 2009. CONSIDER MEMBERSHIP CHANGES OF LAND USE ADVISORY COMMITTEES.  
RECOMMENDED ACTION: CONTINUE TO AUGUST 12, 2009 HEARING.

5.  10:00PM - GENERAL PLAN 2007 - PLN070525  
PLANNING AREA: INLAND COUNTY AREA.  PROJECT PLANNER: ALANA KNASTER/CARL HOLM.  ENVIRONMENTAL STATUS: DRAFT ENVIRONMENTAL IMPACT REPORT PREPARED.  
PROJECT DESCRIPTION: CONDUCT A WORKSHOP TO CONSIDER SEVERAL DRAFT GENERAL PLAN UPDATE POLICIES IN THE OPEN SPACE ELEMENT, AGRICULTURAL WINERY CORRIDOR PLAN AND RELATED PROPOSED MITIGATION MEASURES. DISCUSS SCHEDULE AND TOPICS FOR FUTURE COMMISSION REVIEW.  
RECOMMENDED ACTION: PROVIDE DIRECTION TO STAFF.

G.  OTHER MATTERS

H.  DEPARTMENT REPORT
I. ADJOURNMENT

The Recommendation Action section 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.

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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