Monterey County

Monterey County Planning Commission
Monterey County Government Center - Board of Supervisors Chambers
168 W. Alisal St.
Salinas, CA 93901

Meeting Agenda - Final

Wednesday, February 27, 2019

9:00 AM

Monterey County Planning Commission

Paul Getzelman, Chair
Amy Roberts, Vice-Chair
Brandon Swanson, Secretary
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, Monterey County Government Center – Schilling Campus, 1441 Schilling Place – South, 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 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.

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NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

9:00 A.M. - CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Ana Ambriz                 Paul C. Getzelman
Richard Coffelt       Ernesto G. Gonzalez
Melissa Duflock          Francisco Javier Mendoza
Martha Diehl               Amy Roberts
Etna Monsalve       Keith Vandevere

PUBLIC COMMENT

This is a time set aside for the public to comment on a matter that is not on the agenda.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Commission Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Planning Commission as provided in Sections 54954.2 of the California Government Code.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

This is a time set aside for the Commissioners to comment, request, or refer a matter that is on or not on the agenda.

9:00 A.M. – SCHEDULED MATTERS

1. PLN180305 - GUNN
Public hearing to consider the construction of a one-story single family dwelling with an attached two-car garage (approximately 3,724 square feet) and the removal of twelve (12) protected trees (12 Pine and 1 Coast Live Oak).

Project Location: 4127 Crest Road, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone.

Proposed CEQA action: Categorically Exempt per §15303 (a) of the CEQA Guidelines

Attachments: Staff Report
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution
Exhibit C - Vicinity Map
Exhibit D - LUAC Minutes
Exhibit E - Forest Management Plan
2. **PLN150653 - CAL-AMERICAN WATER CO (CARMEL VALLEY PUMP STATION)**

   Public hearing to consider the construction of a 1,200 square foot pump station to deliver water to the California American Water Company (CalAm) Monterey District service area as a component of the overall Monterey Peninsula Water Supply Project (MPWSP).

   **Project Location:** 26530 Rancho San Carlos Road, in Carmel Valley (Assessor's Parcel Number 015-251-030-000), Carmel Valley Master Plan area. [Mailing address is “Carmel.”]

   **Proposed CEQA Action:** Consider an Environmental Impact Report (SCH#2006101004) previously certified by the California Public Utilities Commission.

   **Attachments:**
   - Staff Report
   - Attachment A - Project Data Sheet
   - Attachment B - Draft Resolution
   - Attachment C - Color Elevations
   - Attachment D - LUAC Minutes
   - Attachment E - Vicinity Map

3. **PLN160105 - BUCHHOLZ**

   Public hearing to consider an after-the-fact Design Approval for construction of an elevated structure, constructed to resemble a treehouse, exceeding the maximum allowable height of the zoning district.

   **Project Location:** 17 Ring Lane, Carmel Valley, CA

   **Proposed CEQA Action:** Denial of a permit is Statutorily Exempt per section 15270 of the CEQA Guidelines

   **Attachments:**
   - Staff Report
   - Exhibit A - Stipulated Agreement
   - Exhibit B - Plan Set
   - Exhibit C - Photos

4. **GPZ090005 - MOSS LANDING COMMUNITY PLAN UPATE**

   Public workshop to discuss draft policy language for Public Access and Recreation of the Moss Landing Community Plan update.

   **Project Location:** North County Land Use Plan, Moss Landing Community, Coastal Zone

   **Proposed CEQA action:** Statutorily exempt per Section 15262 of the CEQA Guidelines
Attachments:  
Staff Report  
Exhibit A - Discussion  
Exhibit B - Public Access and Recreation Policy Matrix  
Exhibit C - 1982 NCLUP Public Access and Recreation Policies  
Exhibit D - 1982 MLCP Public Access and Recreation Policies  
Exhibit E - MLCP Boundary Map  
Exhibit F - 1982 NCLUP Shoreline Access-Figure 6  
Exhibit G - 1982 MLCP Public Access and Recreation-Figure 4  
Exhibit H - 2017 Draft Moss Landing Community Plan  
Exhibit I - North County Land Use Plan  
Exhibit J - 2009 MLCP Update Committee Recommendations

OTHER MATTERS

DEPARTMENT REPORT

ADJOURNMENT