

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, October 9, 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.

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

ROLL CALL

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

PUBLIC COMMENTS

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. GPZ090005 - MOSS LANDING COMMUNITY PLAN UPDATE**
Public workshop to discuss proposed Water and Wastewater Policies for the Moss Landing Community Plan Update.
Project Location: Moss Landing Community (Coastal Zone, North County Land Use Plan)
Proposed CEQA action: Statutorily Exempt per CEQA Guidelines section 15262
Attachments: [Staff Report](#)
- 2. PLN190098 - WALNUT COVE LLC**
Public hearing to consider construction of a 4,355 square foot two-story single family dwelling inclusive of an attached two-car garage on slopes in excess of 30%, within 100 feet of environmentally sensitive habitat (Pescadero Canyon) and the removal of one (1) Monterey Pine tree.
Project Location: 24424 San Juan Road, Carmel, Carmel Land Use Plan, Coastal Zone
Proposed CEQA action: Categorically Exempt per Section 15303 (a) of the CEQA Guidelines

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Discussion](#)
[Exhibit C - Draft Resolution](#)
[Exhibit D - Vicinity Map](#)
[Exhibit E - Carmel LUAC Minutes](#)
[Exhibit F - Tree Assessment LIB190167](#)
[Exhibit G - Biological Report LIB190216](#)
[Exhibit H - Correspondence](#)

3.

PLN190097 - WALNUT COVE LLC

Public hearing to consider construction of a 2,865 square foot two-story single family dwelling inclusive of an attached two-car garage on slopes in excess of 30%, within 100 feet of environmentally sensitive habitat (Pescadero Canyon), and the removal of two Oak trees.

Project Location: 24418 San Juan Road, Carmel, Carmel Land Use Plan, Coastal Zone

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

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Discussion](#)
[Exhibit C - Draft Resolution](#)
[Exhibit D - Vicinity Map](#)
[Exhibit E - Carmel LUAC Minutes](#)
[Exhibit F - Tree Assessment LIB190167](#)
[Exhibit G - Biological Report LIB190216](#)
[Exhibit H - Correspondence](#)

4.

PLN180342 - ESTE MADERA DEL CIERVO LP

Public hearing to consider a minor subdivision to subdivide one 4.7-acre parcel in two parcels of approximately 2.1 acres and 2.6 acres and demolition of a 189 square foot shed and 667 square foot detached garage.

Project Location: 3186 Del Ciervo, Pebble Beach, Del Monte Forest Area Land Use Plan, Coastal Zone

Proposed CEQA Action: Adopt a Negative Declaration.

- Attachments:** [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Draft Resoulution](#)
[Exhibit C - Del Monte Forest LUC Minutes \(January 3, 2019\)](#)
[Exhibit D -Vicinity Map](#)
[Exhibit E - Negative Delcaration](#)
[Exhibit F - Biological Report](#)

5.

PLN180347 - SLAWSON ROBERT TODD TR

Public hearing to consider a permit for demolition of an existing single family dwelling with the exception of one room that is non-conforming, and construction of a 5,704 square foot single family dwelling within 50 feet of a coastal bluff; 1,000 square foot addition to a detached garage/storage structure resulting in one 2,086 square foot detached accessory structure on slopes greater than 30%. Development for both structures is within 750 feet of known archaeological resources.

Project Location: 30770 Aurora Del Mar, Carmel, Big Sur Coast Land Use Plan

Proposed CEQA Action: Categorically exempt per Section 15302 of the CEQA Guidelines

- Attachments:** [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - Reports](#)
[Exhibit E - Colors and Materials](#)
[Exhibit F- Correspondence](#)
[Exhibit G - Minutes of Big Sur Coast LUAC meeting May 14, 2019](#)

6.

PLN150372 - RIVER VIEW AT LAS PALMAS ASSISTED LIVING SENIOR FACILITY

Informational Workshop regarding the proposed River View at Las Palmas Assisted Living Senior Facility. The proposed project consists of the following:

- a. Amendment to the text of the Las Palmas Ranch Specific Plan (LPRSP) to add policy language clarifying that assisted living facilities are an allowed use on Parcel Q of the Specific Plan; and
- b. Construction of an assisted living facility (River View at Las Palmas Assisted Living Senior Facility) including:
 1. Thirteen (13) Casitas providing 26 separate units ranging in size from 1,513 to 3,757 square feet and totaling approximately 41,300 square feet;
 2. Forty (40) assisted living units with 52 beds ranging in size from 360 to 587 square feet each and totaling approximately 27,000 square feet;
 3. A 21,600 square foot, three-story memory care facility including 39

living units ranging in size from 313 to 453 square feet and containing a total of 48 beds; and

4. Associated infrastructure including roads and grading of approximately 60,000 cubic yards.

Project Location: 15.74-acre lot within Las Palmas Subdivision #1, south of River Road and west of Country Park Road, within the Las Palmas Ranch Specific Plan, approximately 1.25 miles west of Spreckels and 0.5 miles east of State Highway 68.

Proposed CEQA action: Not applicable to a workshop.

Attachments: [Staff Report](#)

[Exhibit A - Discussion](#)

[Exhibit B- Vicinity Maps](#)

[Exhibit C - Draft Amendment to the Las Palmas Ranch Specific Plan](#)

[Exhibit D - Project Plans](#)

[Exhibit E - Toro LUAC Minutes October 26, 2015](#)

[Exhibit F - Toro LUAC Minutes September 26, 2016](#)

[Exhibit G - Correspondence \(received since September 2019\)](#)

[Exhibit H - Draft SEIR](#)

[Exhibit I - Final SEIR](#)

OTHER MATTERS

DEPARTMENT REPORT

ADJOURNMENT