

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, May 11, 2016

9:00 AM

Board Chamber

Monterey County Planning Commission

*Cosme Padilla, Chair
Don Rochester, Vice-Chair
Carl P. Holm, 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 – 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.

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	Jose Mendez
Marth Diehl	Cosme Padilla
Melissa Dufflock	Amy Roberts
Paul C. Getzelman	Don Rochester
Luther Hert	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.

APPROVAL OF MINUTES

1. Approval of March 30, 2016 Planning Commission minutes.

Attachments: [Draft PC Minutes 033016](#)

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

2. Recognize Carol Allen and Linda Rotharmel for their service to the Planning Commission.

Attachments: [Report](#)
[Exhibit A - Thank You Letter to Carol Allen](#)
[Exhibit B - Thank You Letter to Linda Rotharmel](#)

3. **Von Schack PLN160013**
Public hearing to consider the project Categorically Exempt per Section 15305 (a) of the CEQA Guidelines and approval of a Coastal Development Permit (PLN160013) for a Lot Line Adjustment between two parcels of approximately 6.35 acres and 2 acres, resulting in two parcels of 4.85 acres and 3.5 acres. The

property is located at 31453 & 31525 Highway 1, Carmel, Big Sur Coast Land Use Plan (APN: 243-221-028-000 and 243-221-026-000).

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Advisory Committee Minutes](#)

4. Birnberg Diane Mix TR, PLN160139

Continue the hearing to a date uncertain for PLN160139, requesting a four year extension to a Combined Development Permit (PLN110474) consisting of: 1) Administrative Permit for development of a two-story single family dwelling 2) Use Permit for the removal of 33 Oak trees; 3) Use Permit for development on slopes in excess of 30% to a date uncertain. The property is located at 8 Corral Run, Carmel, Carmel Valley Master Plan (Assessor's Parcel Number 239-101-017-000).

Attachments: [Staff Report](#)

5. Schwenk PLN150453

Public hearing to consider adoption of a Mitigated Negative Declaration and approval of a Coastal Development Permit and Design Approval to allow a residential remodel within 750 feet of a known archaeological resource. The property is located at 2486 17th Avenue, Carmel, Carmel Area Land Use Plan, Coastal Zone (Assessor's Parcel Number 009-471-020-000).

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Mitigated Negative Declaration](#)

OTHER MATTERS

- 6.** Appoint Jana Geer-Glowacki to the Spreckels Neighborhood Design Review Committee.
- 7.** Appoint Lesley Noble and Sherry Owen to the North County Land Use Advisory Committee (LUAC).

ADJOURNMENT