

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, April 11, 2018

9:00 AM

Monterey County Planning Commission

*Keith Vandever, Chair
Paul Getzelman, Vice-Chair
Jacqueline R. Onciano, 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

PLEDGE OF ALLEGIANCE

ROLL CALL

Ana Ambriz	Francisco Javier Mendoza
Martha Diehl	Cosme Padilla
Melissa Dufflock	Amy Roberts
Paul C. Getzelman	Keith Vandever
Ernesto G. Gonzales	Jon Wizard

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. **PLN150805 - LOBOS RIDGE (Continued from 2/28/18)**
Continue public hearing to a date uncertain for up to 12 months.
Project Location: Easterly of State Highway One and Point Lobos State Park at 3400 Red Wolf Drive, Carmel.

Attachments: [Staff Report](#)
[Attachment A - Request for Continuance](#)
2. **PLN170511 - ADVANCED LANGUAGE SYSTEMS INTERNATIONAL INC.**
Public hearing to consider the construction of a 2,816-square foot two-story single family dwelling with a 546-square foot attached garage and after-the-fact removal of seven (7) oak trees and one (1) pine tree, and to removal of two (2) additional Oak and one (1) additional Pine tree.

Project Location: 2884 Lasauen Road, Pebble Beach (Assessor's Parcel Number 007-181-021-000) Greater Monterey Peninsula Area Plan

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

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - Arborist Report](#)

3. PLN170428 - CORTOPASSI HEIDE S TR

Public hearing to consider the demolition and rebuild of an existing single story single family dwelling and construction of a new detached garage. Variances are requested to reduce the front setback for main and accessory structures from 30 and 50 feet to about 6.5 and 5.5 feet, respectively. Development would occur within 750 feet of a known archaeological resource, within 100 feet of environmentally sensitive habitat (ESHA), within 50 feet of a coastal bluff, and on slopes 30% or greater.

Project Location: 255 Highway 1, Carmel, Carmel Area Land Use Plan

Proposed CEQA Action: Adopt Mitigated Negative Declaration

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - Initial Study - Mitigated Negative Declaration](#)
[Exhibit E - Reports](#)
[Exhibit F - Minutes - Carmel Area LUAC, 6 November 2017](#)

4. PLN160849 - CLIFTON HEATHER JOY & WOLSKE RUSSELL D

Public hearing to consider the construction of a new single family dwelling with attached guesthouse, including the removal of 25 oak trees and building a new driveway on slopes exceeding 25%. The project also includes after-the-fact consideration of prior removal of 43 oak trees to clear Code Enforcement case (17CE00197).

Project Location: 26735 Laureles Grade, Carmel Valley, Toro Area Plan

Proposed CEQA Action: Adopt Mitigated Negative Declaration

Attachments: [Staff Report](#)
 [Exhibit A - Project Data](#)
 [Exhibit B - Draft Resolution](#)
 [Exhibit C - Vicinity Map](#)
 [Exhibit D - Initial Study - Mitigated Negative Declaration](#)
 [Exhibit E - Reports](#)
 [Exhibit F - Correspondence](#)
 [Exhibit G - Minutes - Toro LUAC, 28 August 2017](#)

5.

PLN170468 - SALIB

Public hearing to consider the construction of the first single family dwelling on a vacant lot which includes development on slopes in excess of 25%

Project Location: 25575 Chiquito Place, Carmel

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

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Draft Resolution](#)
 [Exhibit C - Vicinity Map](#)
 [Exhibit D - LUAC Minutes, 10-16-17](#)
 [Exhibit E - LUAC Minutes, 12-18-17](#)
 [Exhibit F - Geotechnical Report 8-23-17](#)
 [Exhibit G - Site Design and Runoff Reduction Checklist](#)

OTHER MATTERS

DEPARTMENT REPORT

ADJOURNMENT