

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 25, 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. Gonzalez	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.

APPROVAL/ACCEPTANCE OF MINUTES

- A.** Acceptance of the March 14, 2018 Planning Commission Meeting Minutes.
- Attachments:** [Draft PC Minutes - 3-14-18](#)
- B.** Acceptance of the November 16, 2016 Planning Commission Meeting Minutes.
- Attachments:** [Draft PC Minutes - 11-16-16](#)
- C.** Acceptance of the December 14, 2016 Planning Commission Meeting Minutes.
- Attachments:** [Draft PC Minutes 12-14-16](#)

9:00 A.M. – SCHEDULED MATTERS

- 1.** **PLN160849 - CLIFTON HEATHER JOY & WOLSKE RUSSELL D**
(CONTINUED FROM APRIL 11, 2018)
Continued from April 11, 2018 Planning Commission; public hearing to consider

after-the-fact removal of 43 oak trees to clear Code Enforcement case (17CE00197), 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%. .

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](#)

**2. PLN170511 - ADVANCED LANGUAGE SYSTEMS INTERNATIONAL
INC (CONTINUED FROM APRIL 11, 2018)**

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. PLN170052 - DORMAN

Public hearing to consider a remodel/addition of two historic cottages, and attaching the cottages to create one 2,578 square foot single family dwelling. The project also includes a Lot Line Adjustment taking 6,024 square feet from Assessor's Parcel Number 008-201-003-000 (1601 Sonado Road, Pebble Beach) and adding it to Assessor's Parcel Number 008-201-002-000 (1600 Visciano Road, Pebble Beach); an Amendment to PLN070428 to delete conditions of approval No. 8 and No. 9 to remove the deed restriction requirements for a guesthouse and Caretaker's Unit; and a Coastal Development Permit to allow development in an archaeologically sensitive

area.

Project Location: 1600 Visciano Road, Pebble Beach (Assessor's Parcel Number 008-201-002-000) Del Monte Forest Land Use Plan area (Addition, remodel, permit amendment, and lot line adjustment); and

1601 Sando Road, Pebble Beach (Assessor's Parcel Number 008-201-003-000), Del Monte Forest Land Use Plan Area (Lot line adjustment only).

Proposed CEQA action: Statutorily exempt pursuant to Section 15270 of the CEQA Guidelines - Projects that are not approved

Attachments: [Staff Report](#)

[Exhibit A - Detailed Project Discussion](#)

[Exhibit B - Draft Resolution for Denial](#)

[Exhibit C - Land Use Advisory Committee Recommendation](#)

[Exhibit D - HRRB Resolution](#)

[Exhibit E - Phase 1 Historic Analysis](#)

[Exhibit F - Zoning Administrator Resolution No. 070428](#)

[Exhibit G - Coastal Commission Staff Comments](#)

4.

**PLN150082 - INDIAN SPRINGS RANCH PROPERTY OWNERS
(VERIZON WIRELESS)**

Public hearing, continued from October 11, 2017, to adopt a resolution denying a Use Permit to establish a wireless communication facility.

Project Location: 22400 Indian Springs Road, Salinas, Toro Area Plan (Assessor's Parcel Number 139-111-011-000)

Proposed CEQA Action: Statutory Exemption per Public Resource Code Section 21080(b)(5) and Section 15270 of the CEQA Guidelines.

Attachments: [Staff Report](#)

[Exhibit A - Project Data Sheet](#)

[Exhibit B - Project Resolution of Denial](#)

[Exhibit C - Project Applicant Correspondence](#)

[Exhibit D - Vicinity Map](#)

DEPARTMENT REPORT

OTHER MATTERS

ADJOURNMENT