

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, November 14, 2018

9:00 AM

Monterey County Planning Commission

*Keith Vandevere, 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.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Ana Ambriz	Ernesto G. Gonzalez
Richard Coffelt	Francisco Javier Mendoza
Melissa Dufflock	Amy Roberts
Martha Diehl	Keith Vandevere
Paul C. Getzelman	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. PLN160851 - MORGENRATH (BLAZE ENGINEERING)**
Public hearing, continued from October 31, 2018, to consider establishment of a commercial operation and the construction of an office, workshop, storage area, and formal parking area with associated site improvements and tree removal within environmentally sensitive habitat areas (Total of 16 trees, consisting of Bay laurel (14), cypress (1), and Coast Redwood (1), ranging in size from 13 to 60 inches).
Project Location: 46821 Highway 1, Big Sur, Big Sur Coast Land Use Plan area (APN: 419-201-007-000)
Proposed CEQA action: Adopt a Mitigated Negative Declaration

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Discussion](#)
[Exhibit C - Draft Resolution](#)
[Exhibit D - Initial Study Negative Declaration](#)
[Exhibit E - CEQA Comments](#)
[Exhibit F - LUAC Minutes](#)
[Exhibit G - Vicinity Map](#)

2. Public hearing to consider and provide a report to the Board on the vacation of certain Clark Colony roads, namely all of Fir Avenue, Pear Avenue, Pesch Avenue (portions also known as Peach Avenue), Canal Street, Fifteenth Street, Sixteenth Street and portions of Cedar Avenue, Pine Avenue and Oak Avenue (being roads dedicated to and accepted by the County of Monterey as shown on the "Map of the Clark Colony," filed July 19, 1905 in Volume 1 of Cities and Towns, at Page 64) conforms to the policies contained within the Monterey County General Plan and the Central Salinas Valley Area Plan, a part of the General Plan.

Project Location: Roads in the area westerly of the City of Greenfield, Central Salinas Valley Area Plan

Proposed CEQA Action: Categorically Exempt per Sections 15301; and 15304 of the CEQA Guidelines.

Attachments: [Staff Report](#)
[Exhibit A - Description of roads or portions of roads to be vacated](#)
[Exhibit B - Vicinity Map](#)
[Exhibit C - Map Clark Colony filed in Volume 1 of Cities and Towns, at Page 64](#)
[Exhibit D - Volume 182 of Deeds, Page 158 - 1921 deed for Peach Avenue Extension](#)
[Exhibit E - RMA - Land Use Consistency Memo](#)
[Exhibit F - Draft Resolution final](#)

3. **PLN170851 - ABERNETHY 20163 LLC**
Public hearing to consider additions to an existing two-story single family dwelling with a basement, (64 sq. ft. main level, and Approx. 155 sq. ft. basement), on Carmel Point within 750 feet of known archaeological resources.

Project Location: 26263 Scenic Road, Carmel Point, Carmel Area Land Use Plan

Proposed CEQA action: Adopt a Mitigated Negative Declaration

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - LUAC Minutes](#)
[Exhibit E - Initial Study - MND](#)

4. PLN170705 - MARTINEZ

Public hearing to consider the construction of a single family dwelling and attached garage (Approximately 3,140 sq. ft.), requiring the removal of three oak trees within 100 feet of environmentally sensitive habitat area (Central Maritime Chaparral, Pajaro Manzanita)

Project Location: 473 Paradise Rd, Salinas, CA 93907 North County Coastal Land Use Plan area (APN: 129-091-071-000)

Proposed CEQA action: Adopt a Mitigated Negative Declaration

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Initial Study Mitigated Negative Declaration](#)
[Exhibit D - LUAC Minutes](#)
[Exhibit E - Biologist Report](#)
[Exhibit F - Arborist Report](#)
[Exhibit G - Vicinity Map](#)

5. PLN180039 - THOMAS

Public hearing to consider the construction of a two-story single family dwelling with basement (Approx. 6,605 sq. ft.) and detached 2-car garage/office (Approx. 875 sq. ft.), and removal of 5 trees (4 oaks and 1 madrone).

Project Location: 28 Potrero Trail, Carmel - Santa Lucia Preserve (Assessor's Parcel Number 239-111-009-000), Greater Monterey Peninsula Area Plan.

Proposed CEQA action: Addendum to the Santa Lucia Preserve Environmental Impact Report.

- Attachments:** [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - Arborist Report \(LIB180190\)](#)
[Exhibit E - Arborist Tree Replacement Recommendation](#)
[Exhibit F - Forest Managment Plan Rancho San Carlos](#)
[Exhibit G - Addendum to EIR](#)
[Exhibit H - Santa Lucia DRB Letter Approval of Design](#)
[Exhibit I - Santa Lucia DRB Letter Approval of Tree Removal](#)

OTHER MATTERS

6. Appoint Marcus Foster to the Big Sur Land Use Advisory Committee.

DEPARTMENT REPORT

ADJOURNMENT