

# **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, February 27, 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.

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

**PUBLIC COMMENT**

*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.**

**PLN180305 - GUNN**

Public hearing to consider the construction of a one-story single family dwelling with an attached two-car garage (approximately 3,724 square feet) and the removal of twelve (12) protected trees (12 Pine and 1 Coast Live Oak).

**Project Location:** 4127 Crest Road, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone.

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

**Attachments:** [Staff Report](#)  
[Exhibit A - Project Data Sheet](#)  
[Exhibit B - Draft Resolution](#)  
[Exhibit C - Vicinity Map](#)  
[Exhibit D - LUAC Minutes](#)  
[Exhibit E - Forest Management Plan](#)

2.

**PLN150653 - CAL-AMERICAN WATER CO (CARMEL VALLEY PUMP STATION)**

Public hearing to consider the construction of a 1,200 square foot pump station to deliver water to the California American Water Company (CalAm) Monterey District service area as a component of the overall Monterey Peninsula Water Supply Project (MPWSP).

**Project Location:** 26530 Rancho San Carlos Road, in Carmel Valley (Assessor's Parcel Number 015-251-030-000), Carmel Valley Master Plan area. [Mailing address is "Carmel."]

**Proposed CEQA Action:** Consider an Environmental Impact Report (SCH#2006101004) previously certified by the California Public Utilities Commission.

**Attachments:**    [Staff Report](#)  
                          [Attachment A - Project Data Sheet](#)  
                          [Attachment B - Draft Resolution](#)  
                          [Attachment C - Color Elevations](#)  
                          [Attachment D - LUAC Minutes](#)  
                          [Attachment E - Vicinity Map](#)

3.

**PLN160105 - BUCHHOLZ**

Public hearing to consider an after-the-fact Design Approval for construction of an elevated structure, constructed to resemble a treehouse, exceeding the maximum allowable height of the zoning district.

**Project Location:** 17 Ring Lane, Carmel Valley, CA

**Proposed CEQA Action:** Denial of a permit is Statutorily Exempt per section 15270 of the CEQA Guidelines

**Attachments:**    [Staff Report](#)  
                          [Exhibit A - Stipulated Agreement](#)  
                          [Exhibit B - Plan Set](#)  
                          [Exhibit C - Photos](#)

4.

**GPZ090005 - MOSS LANDING COMMUNITY PLAN UPATE**

Public workshop to discuss draft policy language for Public Access and Recreation of the Moss Landing Community Plan update.

**Project Location:** North County Land Use Plan, Moss Landing Community, Coastal Zone

**Proposed CEQA action:** Statutorily exempt per Section 15262 of the CEQA Guidelines

**Attachments:**    [Staff Report](#)  
[Exhibit A - Discussion](#)  
[Exhibit B - Public Access and Recreation Policy Matrix](#)  
[Exhibit C - 1982 NCLUP Public Access and Recreation Policies](#)  
[Exhibit D - 1982 MLCP Public Access and Recreation Policies](#)  
[Exhibit E - MLCP Boundary Map](#)  
[Exhibit F - 1982 NCLUP Shoreline Access-Figure 6](#)  
[Exhibit G - 1982 MLCP Public Access and Recreation-Figure 4](#)  
[Exhibit H - 2017 Draft Moss Landing Community Plan](#)  
[Exhibit I - North County Land Use Plan](#)  
[Exhibit J - 2009 MLCP Update Committee Recommendations](#)

**OTHER MATTERS**

**DEPARTMENT REPORT**

**ADJOURNMENT**