

# **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, July 31, 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.**

**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 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. PC 19-055 PLN170765 - MCINTOSH LEONARD H TR (LAGUNA SECA OFFICE PARK - LOT 5)**

Public hearing to consider action on a General Development Plan for the Laguna Seca Office Park (LSOP) to allow residential uses on Lots 2 through 7, not to exceed the gross square footage of commercial use within the entire LSOP, in exchange for residential potential on other individual lots within the office park, and Amendment to the previously approved Combined Development Permit (PLN020332) to change the previously approved permit from construction of an approximately 20,000 square foot office building to construction of an approximately 22,000 square foot two-story 15-unit apartment building on Lot 5 of the office park.

**Project Location:** The General Development Plan includes all of the Laguna Seca Office Park (Lots 1-19) and the amendment would be for development at 24491 Citation Court (Lot 5), Monterey, all within the Greater Monterey Peninsula Area Plan.

**Proposed CEQA Action:** Consider an Addendum together with the Laguna Seca Office Park FEIR (File No. 80-109, Resolution No. PC-3734)

**Attachments:** [Staff Report](#)

2. PC 19-059 **PLN180032 - BORDONARO MARC (CONTINUED FROM THE JULY 10, 2019)**  
Public hearing to consider construction of a two-story single family dwelling with an attached two-car garage (approximately 3,530 square feet). The project includes development on slopes in excess of 25%, ridgeline development and the removal of four (4) Oak trees.  
**Project Location:** 257 San Benancio Road, Unit #A, Salinas, Toro Area Plan  
**Proposed CEQA action:** Categorically Exempt per Section 15303 (a) of the CEQA Guidelines

**Attachments:** [Staff Report](#)  
[Exhibit A - Project Data Sheet](#)  
[Exhibit B - Discussion](#)  
[Exhibit C - Draft Resolution](#)  
[Exhibit D - Vicinity Map](#)  
[Exhibit E - Toro LUAC Minutes](#)  
[Exhibit F - Tree Assessment LIB180339](#)  
[Exhibit G - Geotechnical Reports LIB180433 and LIB190149](#)  
[Exhibit H - Conservation and Scenic Easement](#)

3. PC 19-058 **GPZ090005 - MOSS LANDING COMMUNITY PLAN UPATE**  
Public Hearing to consider background information relating to 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 - June 10th, 2019 MLCP Workshop Staff Report](#)

4. PC 19-056 **PLN190014 - CLS SAN LLC (HUBBARD)**  
Public hearing to consider construction of an approximately 3,200 square foot two-story single family dwelling which includes an attached two-car garage on slopes in excess of 25%.  
**Project Location:** 24790 Outlook Drive, Carmel, Carmel Valley Master Plan  
**Proposed CEQA action:** Categorically Exempt per Section 15303 (a) of the CEQA Guidelines  
  
**Attachments:** [Staff Report](#)  
[Exhibit A - Project Data Sheet](#)  
[Exhibit B - Draft Resolution](#)  
[Exhibit C - Vicinity Map](#)  
[Exhibit D - CV LUAC Minutes](#)  
[Exhibit E - Site Photos](#)  
[Exhibit F - Monterey County GIS](#)  
[Exhibit G - Variance ZA-2057](#)
5. PC 19-054 **PLN180112 - RAWNSLEY**  
Public hearing to consider construction of a 4,212 square foot single family dwelling with 1,163 square foot detached garage/workshop, and 599 square foot detached guesthouse/pool house on slopes in excess of 25% and including the removal of 24 oak trees.  
**Project Location:** 14 Upper Circle, Carmel Valley (Assessor's Parcel Number 197-081-014-000), Carmel Valley Master 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](#)  
[Exhibit E - LUAC Minutes 031819](#)  
[Exhibit F - LUAC Minutes 030419](#)  
[Exhibit G - Geotechnical Report](#)  
[Exhibit H - Interested Party Letter](#)
6. PC 19-057 **PLN180560 - GOMEZ**  
Public hearing to consider a minor subdivision of a single parcel with two existing single family dwellings into two parcels of equal size with one single family dwelling on each parcel.  
**Project Location:** 22 Willow Road, Royal Oaks, North County Land Use Plan,

Coastal Zone.

**Proposed CEQA action:** Categorically Exempt per §15301 of the CEQA  
Guidelines

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

**OTHER MATTERS**

**DEPARTMENT REPORT**

**ADJOURNMENT**