

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 12, 2020

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 18 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	Katharine Daniels

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 20-009 PLN170765 - MCINTOSH LEONARD H TR (LAGUNA SECA OFFICE PARK - LOT 5)

Public hearing, continued from January 8, 2020, 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 20-008 **PLN190321 - MERKSAMER STEVEN A & LINDA S MERKSAMER TRS AND FREESE RICHARD CURTISS SR TR**

Public hearing to consider a Lot Line Adjustment between three legal lots of record of approximately 1.063 acres (Parcel A), 1.468 (Parcel B) and 1.034 acres (Parcel C), resulting in two lots of 1.580 acres (Adjusted Parcel A) and 1.985 acres (Adjusted Parcel B).

Project Location: 30778, 142 and 30780 San Remo Road, Carmel, Carmel Area Land Use Plan, Coastal Zone

Proposed CEQA action: Categorically Exempt Per Section 15305 (a) of the CEQA Guidelines

Attachments: [Staff Report](#)

[Exhibit A - Draft Resolution](#)

[Exhibit B - Vicinity Map](#)

[Exhibit C - Carmel LUAC Minutes](#)

3. PC 20-010 **PLN150372 - RIVER VIEW AT LAS PALMAS ASSISTED LIVING SENIOR FACILITY**

Continued from January 29, 2020. Public hearing to consider making a recommendation to the Board of Supervisors on the application for the River View at Las Palmas Assisted Living Senior Facility, including the following:

- a. Amendment to the text of the Las Palmas Ranch Specific Plan (LPRSP) to add policy language to clarify that one assisted living facility is an allowed use subject to a Use Permit within Area A of the Specific Plan; and
- b. Construction of an assisted living facility (River View at Las Palmas Assisted Living Senior Facility) including:
 1. Thirteen (13) Casitas providing 26 separate units ranging in size from 1,513 to 3,757 square feet and totaling approximately 41,300 square feet;
 2. Forty (40) assisted living units with 52 beds ranging in size from 360 to 587 square feet each and totaling approximately 27,000 square feet;
 3. A 21,600 square foot, three-story memory care facility including 39 living units ranging in size from 313 to 453 square feet and containing a total of 48 beds; and
 4. Associated infrastructure including roads and grading of approximately 60,000 cubic yards.

Project Location: Vacant 15.74-acre lot within Las Palmas Subdivision #1, south of River Road and west of Country Park Road, within the Las Palmas Ranch Specific Plan area, approximately 1.25 miles west of Spreckels and 0.5 miles east of State Highway 68.

Proposed CEQA action: Recommendation to the Board of Supervisors to certify the Final Subsequent Environmental Impact Report (Final SEIR), adopt a Statement of Overriding Considerations, and adopt a Mitigation Monitoring and Reporting Plan.

Attachments: [Staff Report](#)

[Exhibit A - Discussion](#)

[Exhibit B1 - Draft CEQA Resolution](#)

[Exhibit B2 - Draft Las Palmas Ranch Specific Plan Amendment Resolution](#)

[Exhibit B3 - Draft Combined Development Permit Resolution](#)

[Exhibit C - Draft Text of Las Palmas Ranch Specific Plan Amendment](#)

[Exhibit D - Vicinity Map](#)

[Exhibit E - Toro Land Use Advisory Committee \(LUAC\) Minutes \(October 26, 20](#)

[Exhibit F - Toro LUAC Minutes \(September 26, 2016\)](#)

[Exhibit G - Correspondence \(received since October 10, 2019\)](#)

[Exhibit H - Emergency Response Calls for Comparable Facilities in Monterey Co](#)

[Exhibit I - Las Palmas Ranch Specific Plan Residential Build Out by Area](#)

[Exhibit J - Response to Comments regarding Noise \(prepared by Rincon Consu](#)

[Exhibit K - Las Palmas Ranch Specific Plan \(adopted September 1983\)](#)

[Exhibit L - Draft SEIR with all appendices including Notice of Preparation Comm](#)

[Exhibit M - Final SEIR, including Comments and Responses to Comments on th](#)

4. PC 20-011 **MONTEREY COUNTY PLANNING COMMISSION**
Planning Commission Nomination Committee presents nomination to elect for 2020 Chair and Vice Chair.

OTHER MATTERS

5. PC 20-012 Planning Commission appointment of members to the Native American and Archaeological Resources Technical Advisory Panel based on recommendation from the Planning Commission Selection Sub-Committee.

DEPARTMENT REPORT

ADJOURNMENT