Meeting Agenda - Final

Wednesday, December 14, 2016
9:00 AM

Monterey County Planning Commission

Cosme Padilla, Chair
Don Rochester, Vice-Chair
Carl P. Holm, 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, 168 W. Alisal St., 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                  Jose Mendez
Martha Diehl                 Cosme Padilla
Melissa Duflock             Amy Roberts
Paul C. Getzelman           Don Rochester
Luther Hert                  Keith Vandevere

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.

APPROVAL OF MINUTES

1.  MIN 16-081 Approval of the August 31, 2016 Planning Commission minutes.
    
    Attachments:  Draft PC Minutes 083116

2.  MIN 16-084 Approval of the September 28, 2016 Planning Commission minutes.
    
    Attachments:  Draft PC Minutes 092816

9:00 A.M. SCHEDULED MATTERS

3.  PC 16-078 PLN150619 - RCT Land Company LP

Public hearing to consider:
   a.  Minor Subdivision to allow the division of a 173-acre parcel into two (2) parcels of 121.4 acres (Parcel 1) and 51.6 acres (Parcel 2); and
   b.  Partial cancellation of Williamson Act Agricultural Preserve Land Conservation Contract No. 73-9 between the County of Monterey and TMV Lands.

Project Location: Northeast of Espinosa Road and Patricia Lane, Central
Salinas Valley Plan Area


Attachments: Staff Report
Exhibit A - Discussion
Exhibit B - Draft Resolution
Exhibit C - Vicinity Map
Exhibit D - Agricultural Advisory Committee Minutes
Exhibit E - Proposed Deed of Agricultural Conservation Easement
Exhibit F - Draft Supplemental EIR
Exhibit G - Final Supplemental EIR
Exhibit H - Final Greater Greenfield Area Memorandum of Agreement
Exhibit I - Mitigation Monitoring and Reporting Program
Exhibit J - Petition of Partial Cancellation of a Williamson Act Contract

4. PC 16-080  PLN150809 - Geremia
Public hearing to consider action on a Combined Development Permit, including:
  a. Coastal Development Permit for a Minor Subdivision of an approximately 0.54 acre parcel into two lots of approximately 0.25 acres (Lot 41) and 0.29 acres (Lot 42); and
  b. Coastal Administrative Permit to construct a single family residence on the newly created Lot 42.

Project Location: 4026 Sunset Lane, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone

Proposed CEQA Action: Addendum to a Mitigated Negative Declaration (Mitigation Monitoring Reporting Plan Previously Adopted)

Attachments: Staff Report
Exhibit A - Project Data Sheet
Exhibit B - Discussion
Exhibit C - Draft Resolution
Exhibit D - Vicinity Map
Exhibit E - Land Use Advisory Committee Minutes
Exhibit F - Addendum-Mitigated Negative Declaration

5. PC 16-079  REF160027 - Grupo Flor, LLC (Continued from November 16, 2016)
Public hearing to consider an appeal by Grupo Flor, LLC of the Director of Planning’s determination that Grupo Flor, LLC does not qualify for an exemption from the Interim Ordinance temporarily prohibiting medical cannabis collective and cooperative operations in Monterey County (Ordinance No. 5254 as amended and extended by Ordinance Nos. 5256 and 5265).

Project Location: 7679 Highway 1 (Moss Landing Commercial Park), North
County Coastal Area
CEQA Action: Statutorily Exempt

Attachments:
- Staff Report
- Attachment A - Discussion
- Attachment B - Draft Resolution
- Attachment C - Interim Ordinance No. 5254 and 5265
- Attachment D - Grupo Flor Exemption Request
- Attachment E - Letter Denying the Exemption Request
- Attachment F - Grupo Flor Request for Reconsideration
- Attachment G - Letter Denying the Request for Reconsideration
- Attachment H - Request to Appeal the Director's determination
- Attachment I - Moss Landing Commercial Park Interim General Dev. Plan

OTHER MATTERS

DEPARTMENT REPORT

ADJOURNMENT