Monterey County Planning Commission
Monterey County Government Center - Board of Supervisors Chambers
168 W. Alisal St.
Salinas, CA 93901

Meeting Agenda - Final

Wednesday, June 8, 2016

9:00 AM

Board Chamber

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
Marth Diehl   Cosme Padilla
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 16-025 Approval of the May 11, 2016 Planning Commission Minutes.
   
   **Attachments:** Draft PC Minutes 051116

9:00 A.M. – SCHEDULED MATTERS

2. PC 16-011 Soria (PLN150401)
Continue public hearing for consideration of a Use Permit to remove 10 Oak trees.

   **Proposed CEQA Action:** Categorically Exempt 15303.

   8100 North Prunedale Road, Salinas, North County Area Plan.

   **Attachments:** Staff Report

3. PC 16-010 LeVett (PLN150792)
Public hearing to consider a Coastal Development Permit for a Lot Line Adjustment between two parcels: Unit #9 (0.17 acres) and Pebble Beach Company Townhouse Common Area (2.45 acres) **Proposed CEQA Action:** Categorical Exemption per CEQA Guidelines section 15305(a).

   3307 Seventeen Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan.

   **Attachments:** Staff Report
   
   Exhibit A - Draft Resolution
   Exhibit A.1 - Conditions of Approval
   Exhibit A.2 - Proposed Plans
   Exhibit A.3 - Vicinity Map

4. PC 16-014 Scheid Vineyards (PLN150815)
Public hearing to consider a Use Permit to install a 400 foot tall 1.85 megawatt
(MW) commercial wind energy conversion system (WECS), and adoption of a Mitigation Monitoring and Reporting Plan (MMRP).  **Proposed CEQA Action:** Adopt a Mitigated Negative Declaration.  

1972 Hobson Ave, Greenfield, Central Salinas Valley Area Plan

**Attachments:**  
- Staff Report  
- Attachment A - Project Discussion  
- Attachment B - Draft Resolution  
- Attachment C - Vicinity Map  
- Attachment D - Initial Study and Mitigation Negative Declaration  
- Attachment E - Agricultural Advisory Committee Minutes  
- Attachment F - Correspondence  
- Attachment G - Technical Reports

5. **PC 16-016** General Plan Consistency Determination for the County of Monterey Capital Improvement Program (CIP) for Fiscal Year 2016/2017 (REF160032)  
Consider report to the Board of Supervisors regarding conformity of major public improvement projects for Fiscal Year (FY) 2016/2017 (Attachment 1 to Exhibit A) with the 2010 General Plan or the Local Coastal Program and 1982 General Plan.  

**Proposed CEQA Action:** Not a project per CEQA Section 21065

**Attachments:**  
- Staff Report  
- Exhibit A - Draft Resolution  
- Attachment 1 of Exhibit A - County of Monterey CIP FY 2016-2017

12:00 P.M. - RECESS TO LUNCH

1:30 P.M. - RECONVENE - MONTEREY COUNTY PLANNING COMMISSION

**ROLL CALL**

Ana Ambriz                Jose Mendez  
Marth Diehl                Cosme Padilla  
Melissa Duflock            Amy Roberts  
Paul C. Getzelman          Don Rochester  
Luther Hert                Keith Vandevere

1:30 P.M. – SCHEDULED MATTERS

6. **PC 16-015** Pebble Beach Company PLN130447 (Pebble Beach Inclusionary Housing Project)  
Public hearing to consider a Combined Development Permit to construct 24 affordable housing units and remove approximately 725 trees on 13.2 acres zoned Medium Density Residential and Resource Conservation.
Proposed CEQA Action: Certify an Environmental Impact Report for the Pebble Beach Company Inclusionary Housing Project; adopt CEQA findings and a Statement of Overriding Considerations; adopt a Mitigation Monitoring and Reporting Plan.
(SFB Morse Drive, adjacent to the City of Pacific Grove, Pebble Beach, Del Monte Forest, Greater Monterey Peninsula Area Plan)

Attachments:  Staff Report
Exhibit A - Project Data Sheet
Exhibit B - Project Discussion
Exhibit C - Draft Resolution
Exhibit D - Vicinity Map
Exhibit E - Del Monte Forest LUAC Minutes
Exhibit F - Housing Advisory Committee Minutes
Exhibit G - Correspondence
Exhibit H - Inclusionary Housing Agreement (without Exhibits)
Exhibit I - Final EIR

OTHER MATTERS

DEPARTMENT REPORT

ADJOURNMENT