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

Meeting Agenda - Final

Wednesday, January 11, 2017
9:00 AM

Monterey County Planning Commission

Cosme Padilla, Chair
Don Rochester, Vice-Chair
Jacqueline R. Onciano, 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 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.

APPROVAL/ACCEPTANCE OF MINUTES

1. MIN 17-001  June 29, 2016 Planning Commission minutes.

   Attachments:  Draft PC Minutes 06-29-16

2. MIN 17-002  September 14, 2016 Planning Commission minutes.

   Attachments:  Draft PC Minutes 09-14-16

3. MIN 17-003  October 12, 2016 Planning Commission minutes.

   Attachments:  Draft PC Minutes 10-12-16

9:00 A.M. - SCHEDULED MATTERS

4. PC 17-001  MONTEREY COUNTY PLANNING COMMISSION NOMINATING COMMITTEE
   Chair to appoint Nominating Committee to provide nominations for 2017 Planning Commission Chair and Vice-Chair.
5. PC 17-002  
**PLN160253 - GARIBALDI**  
Public hearing to consider action on a Design Approval to allow the construction of a single family dwelling.  
**Proposed CEQA Action:** Categorically Exempt per CEQA Guidelines Section 15303(a).  
**Project Location:** 1030 Marcheta Lane, Pebble Beach, Greater Monterey Peninsula Area Plan.  

**Attachments:**  
- Staff Report  
- Exhibit A - Project Data Sheet  
- Exhibit B - Discussion  
- Exhibit C - Draft Resolution  
- Exhibit D - Vicinity Map  
- Exhibit E - Proposed Colors  
- Exhibit F - LUAC Minutes  
- Exhibit G - Comparison of nearby lot development  
- Exhibit H - Arborist Report by Frank Ono dated January 27, 2016  
- Exhibit I - Arborist Report by Maureen Hamb dated March 2016  
- Exhibit J - Arborist Report by Frank Ono dated November 2, 2016  
- Exhibit K - Arborist Report by Maureen Hamb dated November 2, 2016  
- Exhibit L - Comments from Neighbors

6. PC 17-003  
**PLN140863 - First Baptist Church**  
Public hearing to consider action on a Use Permit to allow the conversion of a single-family dwelling into a church, including construction of a 744 square foot addition to the main level and a 830 square foot basement addition.  
**Proposed CEQA Action:** Adopt Negative Declaration per Section 15074 of the CEQA Guidelines.  
**Project Location:** 19345 Cachagua Road, Carmel Valley, Cachagua Area Plan

**Attachments:**  
- Staff Report  
- Exhibit A - Discussion  
- Exhibit B - Draft Resolution  
- Exhibit C - Vicinity Map  
- Exhibit D - Cachagua LUAC Minutes  
- Exhibit E - Negative Declaration and Initial Study  
- Exhibit F - Comments on the Negative Declaration and Responses to Comment

DEPARTMENT REPORT

OTHER MATTERS
ADJOURNMENT