Meeting Agenda - Final

Wednesday, October 25, 2017

9:00 AM

Monterey County Planning Commission

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

Monterey County Planning Commission

Don Rochester, Chair
Keith Vandevere, 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

9:00 A.M. – SCHEDULED MATTERS

1. PLN160608 - BAILEY

Public hearing to consider the remodel of an existing one-story, single family dwelling adding 3,852 total square feet and 5,928 square feet of new and re-paved areas within 100 feet of environmentally sensitive habitat area (ESHA)

Project Location: 3257 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan

Proposed CEQA action: Categorically Exempt per Sections 15331 and 15301 of the CEQA Guidelines
2. **PLN120553 - MONTEREY BAY AQUARIUM RESEARCH INSTITUTE (MBARI)**

Public hearing to consider the construction of a metal storage building with covered entry and associated site improvements within 100-feet of an environmentally sensitive habitat area.

**Project Location:** 7500 Sandholdt Road, Moss Landing, North County Land Use Plan (Assessor’s Parcel Number 133-252-011-000)

**Proposed CEQA action:** Adopt a Mitigated Negative Declaration

**Attachments:**
- Staff Report
- Exhibit A - Project Data Sheet
- Exhibit B - Project Discussion
- Exhibit C - Draft Resolution
- Exhibit D - North County Land Use Advisory Committee Minutes
- Exhibit E - Initial Study - Mitigated Negative Declaration
- Exhibit F - CEQA Comments
- Exhibit G - Biological Survey
- Exhibit H - Vicinity Map

3. **PLN150149 - DEL MONTE FOREST AREA LOCAL COASTAL PROGRAM AMENDMENT (POLICY 20)**

Public hearing to consider amendments to the County’s Local Coastal Program (LCP) including:

a. Amendments to Policy 20 of the Del Monte Forest Area Land Use Plan to modify standards of development within the indigenous Monterey cypress habitat; and

b. Corresponding amendments to the text of Section 20.147.040.D.2 of the Coastal Implementation Plan (Title 20 of the Monterey County Code), Part
5, regulating development within the indigenous Monterey cypress habitat.

**Project Location:** Del Monte Forest Indigenous Monterey Cypress Habitat Area, Pebble Beach, Del Monte Forest

**Proposed CEQA Action:** Statutorily Exempt per Section 15265 of the CEQA Guidelines

**Attachments:**
- Staff Report
- Exhibit A - Discussion
- Exhibit B - Draft Resolution
- Exhibit C - Draft DMF LUP Policy 20 (BOS Adopted 12-06-16), modified by CCC
- Exhibit D - Draft CIP Section 20.147.040.D.2, (BOS Adopted 12-06-16) modified
- Exhibit E - BOS Resolution of Intent No. 16-321 & 11-08-16 CCC Staff comments
- Exhibit F - CCC 05-10-17 Staff Report, Exhibits & Addendum (Adopted)
- Exhibit G - Vicinity Map (Del Monte Forest LUP Figure 2a)
- Exhibit H - Del Monte Forest Land Use Advisory Committee Minutes

4. **REF150048 - CANNABIS REGULATION UPDATES**

Public hearing to consider amendments to Monterey County’s land use and permitting regulations for commercial medicinal and adult-use cannabis activities including: an ordinance amending Title 21 (non-coastal zoning ordinance); an ordinance amending the Monterey County Coastal Implementation Plan, Part 1 and Part 2 (Title 20, coastal zoning ordinance); and a text amendment to the North County Land Use Plan.

**Proposed CEQA Action:** Statutorily Exempt pursuant to Business and Professions Code Section 26055(h)

**Attachments:**
- Staff Report
- Exhibit A - September 27, 2017 Planning Commission Workshop staff report
- Exhibit B - Resolution
- Exhibit C - MCC Chapter 7.30, Private Patrol Systems

**OTHER MATTERS**

**DEPARTMENT REPORT**

**ADJOURNMENT**

*Adjourn to Special Joint Meeting with the Land Use Advisory Committee at 1441 Schilling Place, Cayenne Room, Salinas CA 93901*