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, April 12, 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 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


Attachments: Draft PC Minutes 011117


Attachments: Draft PC Minutes 012517

9:00 A.M. - SCHEDULED MATTERS

3 PC 17-014 PLN160233 - HILL

Hearing continued from August 31, October 26, and November 9, 2016, and January 25, 2017. Public hearing to consider action on an Administrative Permit to allow transient use (short-term rental) of an existing single-family dwelling.

Project Location: 3097 Sloat Road, Pebble Beach, Greater Monterey Peninsula Area Plan

Proposed CEQA Action: Action to deny a project is Statutorily Exempt from
per Section 15270 of the CEQA Guidelines.

**Attachments:**
- Staff Report
- Exhibit A - Discussion
- Exhibit B - Resolution
- Exhibit C - Vicinity Map
- Exhibit D - Public Hearing Request
- Exhibit E - Map of Approved Short-Term Rentals in the Inland Area of the Del M
- Exhibit F - Monterey County Code Section 21.64.280
- Exhibit G - Pebble Beach Company Letter, dated October 18, 2016
- Exhibit H - Del Monte Forest Property Owners email, dated September 22, 2016
- Exhibit I - Noland Hamerly Etienne & Hoss Letter, dated October 6, 2016
- Exhibit K - Noland Hamerly Etienne & Hoss Letter, dated October 25, 2015
- Exhibit L - Hill (Applicant) Letter, dated March 21, 2017

4 PC 17-015  
**PLN140624 - MARTIGNONI ROCCI TRUSTEES, ET AL (AGRO THRIVE, INC)**

Public hearing to consider a Use Permit to expand an existing liquid fertilizer manufacturing/processing plant, to add digester, homogenizing, liquid storage, mixer tanks, and an additional grinder.

**Project Location:** 26775 Old Stage Road, Gonzales, Central Salinas Valley Area Plan

**Proposed CEQA Action:** Approve the Amplification and Clarifications on the draft Negative Declaration.

**Attachments:**
- Staff Report
- Exhibit A - Project Data Sheet
- Exhibit B - Discussion
- Exhibit C - AAC Minutes - dated February 26, 2016
- Exhibit D - Draft Resolution
- Exhibit E - Initial Study - dated March 10, 2017
- Exhibit F - Vicinity Map
- Exhibit G - Traffic Report, LIB150026
- Exhibit H - Correspondence - Fenton & Keller - dated June 15, 2015
- Exhibit I - Correspondence - RMA to Martignoni - dated May 29, 2009
- Exhibit J - Correspondence - Support letter - dated March 23, 2017

5 PC 17-016  
**PLN160754 - MITANI**

Public hearing to consider a Lot Line Adjustment between two (2) contiguous legal lots of record of approximately 0.47 acres (APN:119-152-013-000, Parcel A) and 0.5 acres (APN:119-152-014-000, Parcel B), resulting in two (2) parcels of 0.72 acres (Parcel A) and 0.25 acres (Parcel B), respectively.
Project Location: 56 Sill Road, Royal Oaks, North Carmel Land Use Plan.
Proposed CEQA Action: Categorically Exempt per Section 15305(a) of the CEQA Guidelines.

Attachments:  
Staff Report  
Exhibit A - Project Data Sheet  
Exhibit B - Draft Resolution  
Exhibit C - Vicinity Map

OTHER MATTERS

6  PC 17-017  Appoint Grant Leonard to the Castroville Land Use Advisory Committee.

DEPARTMENT REPORT

7  PC 17-018  Status of Cannabis regulations and Permitting update.

Attachments:  
Memorandum

ADJOURNMENT