Meeting Agenda - Final-revised

Wednesday, April 26, 2017

9:00 AM

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 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/ACCEPTANCE OF MINUTES

1a. Approval/Acceptance of the November 9, 2016 Planning Commission minutes.

1b. Approval/Acceptance of the November 16, 2016 Planning Commission minutes.

1c. Approval/Acceptance of the December 14, 2016 Planning Commission minutes.

9:00 A.M. SCHEDULED MATTERS

2. PLN150636 - CARMEL HOLDINGS LLC

Public hearing to consider installation of a 48-foot long and 16 to 20 foot high bluff stabilization wall within 50 feet of a coastal bluff, on slopes in excess of 30%, and within 100-feet of an environmentally sensitive habitat.

Project Location: 30590 Aurora Del Mar, Carmel, Big Sur Coast Land Use Plan

Proposed CEQA Action: Consider adoption of a Mitigated Negative Declaration
3. **PLN170123 - MORISOLI (AMARAL)**
   Public hearing to consider: a one year extension to February 14, 2018 of a previously approved Combined Development Permit/Vesting Tentative Map (Morisoli [Amaral]/PLN020016)
   **Project Location:** Westerly of the intersection of Pine Canyon and Jolon Roads, King City, Central Salinas Valley Area Plan
   **CEQA Action:** Consider previously certified Environmental Impact Report (SCH No. 97041029)

   **Attachments:**
   - Staff Report
   - Exhibit A - Draft Resolution
   - Exhibit B - Letter Requesting Extension
   - Exhibit C - Final Environmental Impact Report PLN020016
   - Exhibit D - Planning Commission Reso 08009 (PLN070444)
   - Exhibit E - Applicant Correspondence

4. **PLN140223 - SLAMA KENNETH EUGENE TR**
   Public hearing to consider a General Development Plan for a Mini-storage facility, conversion of an existing two-story office building, and administrative permit for a small water system.
   **Project Location:** 14 Spreckels Lane, Salinas, Greater Salinas Area Plan
   **Proposed CEQA Action:** Adopt Negative Declaration (REVISED EXHIBIT C ADDED VIA SUPPLEMENTAL)
5. PLN140715 - AMD1 - BARDIS
Public hearing to consider driveway (grading) improvements on slopes in excess of 30%.

**Project Location:** 1525 Riata Road, Pebble Beach, Del Monte Forest Land Use Plan

**Proposed CEQA Action:** Categorically Exempt per Section 15304 of the CEQA Guidelines

**Attachments:**
- Staff Report
- Exhibit A - Draft Resolution
- Exhibit B - Vicinity Map

OTHER MATTERS

DEPARTMENT REPORT

6. Receive a verbal update on the transportation accommodation for Big Sur residents to attend the Planning Commission hearing on Short Term Rentals.

ADJOURNMENT

PLANNING COMMISSION SUPPLEMENTAL

**REVISED ATTACHMENT**

#4. PLN140223 - SLAMA KENNETH EUGENE TR
Public hearing to consider a General Development Plan for a Mini -storage facility, conversion of an existing two-story office building, and administrative permit for a small water system.

**Project Location:** 14 Spreckels Lane, Salinas, Greater Salinas Area Plan

**Proposed CEQA Action:** Adopt Negative Declaration