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, May 31, 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.
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

9:00 A.M. - SCHEDULED MATTERS

1. PC 17-034  PLN140863 - FIRST BAPTIST CHURCH (CONTINUED FROM FEBRUARY 22, 2017)
Continue the hearing on the project (PLN140863) to June 28, 2017, for consideration of converting a single-family dwelling into a church.
Project Location: 19345 Cachagua Road, Carmel Valley, Cachagua Area Plan
Attachments:  Staff Report

2. PC 17-035  PLN160108 - OROSCO (BROOKS)
Public hearing to consider action on a request for after-the-fact permits to allow development on slopes exceeding 30%, including construction of retaining walls and additions to an existing single family dwelling (Code Enforcement Case 14CE00255).
Project Location: 47070 Highway 1, Big Sur, Big Sur Coast Land Use Plan
Proposed CEQA action: Statutorily Exempt per Section 15270(a) of the CEQA Guidelines.
Attachments:  
Staff Report  
Exhibit A - Project Data sheet  
Exhibit B - Project Plans  
Exhibit C - Big Sur LUAC Minutes  
Exhibit D - Vicinity Map  
Exhibit E - Letter from Applicant  
Exhibit F - Photo

3.  PC 17-033  
REF10042/REF130043 SHORT-TERM RENTAL ORDINANCES  
(CONTINUED FROM MAY 10, 2017)  
  a. Conduct a public hearing to obtain input on preliminary draft regulations of short-term rentals for overnight accommodations in residential areas in the unincorporated area of Monterey County except the Big Sur Coast Land Use Planning Area; and  
  b. Provide direction to staff.  
(Countywide, coastal and non-coastal)  
Proposed CEQA Action: CEQA review to be conducted based on regulations developed.

Attachments:  
Staff Report  
Exhibit A - May 10, 2017 Short-Term Rental Staff Report  
Exhibit B - Communications

OTHER MATTERS

4.  PC 17-036  
  a. Appoint Linda Agrati to the Greater Monterey Peninsula Land Use Advisory Committee.  
  b. Appoint Debra Torres to the Castroville Land Use Advisory Committee.  
  c. Appoint Monique Rodriguez to the Castroville Land Use Advisory Committee.  
  d. Appoint Reynado Garcia to the Castroville Land Use Advisory Committee.

DEPARTMENT REPORT

ADJOURNMENT