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, June 28, 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.

9:00 A.M. - SCHEDULED MATTERS

1. PC 17-047 PLN170126 - PATTERSON
Public hearing to consider permits for the construction of a single-family dwelling with amenities and removal of six Monterey Pine trees.
Project Location: 3078 Forest Way, Pebble Beach, Greater Monterey Peninsula Area Plan
Proposed CEQA action: Categorically Exempt per Section 15303 of the CEQA Guidelines

Attachments: Staff Report
Exhibit A - Project Data
Exhibit B - Del Monte Forest LUAC Minutes
Exhibit C - Draft Resolution
Exhibit D - Vicinity Map
Exhibit E - Arborist Report
Exhibit F - Final Map

2. PC 17-045 PLN150082 - INDIAN SPRINGS
Public hearing to consider a wireless communication facility, pending amendment of the Conservation and Scenic Easement Deed and consider recommendation to the Board of Supervisors to amend the Conservation and Scenic Easement.

**Project Location:** 22400 Indian Springs Road, Salinas, Toro Area Plan

**Proposed CEQA Action:** Adopt a Negative Declaration

**Attachments:**
- Staff Report
- Exhibit A - Project Data Sheet
- Exhibit B - Project Discussion
- Exhibit C - Draft Resolution
- Exhibit D - Toro LUAC Minutes
- Exhibit E - 093015 PC Staff Report
- Exhibit F - PC Resolution No. 15-049
- Exhibit G - Negative Declaration
- Exhibit H - FCCC Assessment
- Exhibit I - Photo Simulation
- Exhibit J - CEQA Comments

3. **PC 17-046**

**PLN160859 - S&S LAND DEVELOPMENT CO.**
**PLN160860 - PICK-N-PULL AUTO DISMANTLERS**
**PLN160861 - GERALD & DEBORAH CUTLER**

Public hearing to consider amendments to three previously approved Combined Development Permits, consisting of Coastal Development Permits (PLN030510; PLN030498; and PLN030501) and associated General Development Plan to allow improvements to an existing storm water treatment system.

**Project Location:** 516A, 516B, and 516C Dolan Road, Moss Landing, North County Coastal Land Use Plan

**Proposed CEQA action:** Addendum to a previously adopted Mitigated Negative Declaration
10:30 A.M. - SCHEDULED MATTERS

4. PC 17-042 REF100042/REF130043 SHORT-TERM RENTAL ORDINANCES
   (CONTINUED FROM MAY 31, 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 - 053117 STR Staff Report
   Exhibit B - Communications

OTHER MATTERS

5. PC 17-043 Appoint Bart J. Bruno to the Del Monte Forest Land Use Advisory Committee.

6. PC 17-044 Accept the Resignation of Doug Renick from the Del Monte Forest Land Use Advisory Committee.

DEPARTMENT REPORT

ADJOURNMENT