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, July 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.

9:00 A.M. - SCHEDULED MATTERS

1.  PC 17-050  PLN140863 - FIRST BAPTIST CHURCH (CONTINUED FROM MAY 31, 2017)
Continue the public hearing on the project to August 9, 2017, for consideration of a Use Permit to convert a single-family dwelling into a church.
Project Location: 19345 Cachagua Road, Carmel Valley, Cachagua Area Plan
Proposed CEQA Action: Negative Declaration prepared

Attachments:  Staff Report

2.  PC 17-051  PLN170256 - POSTHUMA
Public hearing to consider: the remodel of an existing single family residence including installation of a fence, removal and re-location of retaining walls, removal and replacement of concrete patios, and grading; and development within 750 feet of a known archaeological resource.
Project Location: 26348 Rio Road, Carmel, Carmel Area Land Use Plan
Proposed CEQA action: Categorically exempt per Sections 15301(a) and (e) (1) of the CEQA Guidelines.
3. PC 17-052 PLN170488/PLN170489 - APPEAL OF ADMINISTRATIVE INTERPRETATION - PRINCIPALLY PERMITTED VITICULTURE USE
Consider:
   a. Appeal of the Administrative Interpretation dated May 16, 2017 relative to uses allowed as part of a commercial vineyard located in a residential zone filed by Anthony Lombard representing Dean Hatfield and Karolyn Stone on behalf of Nancy Burnett, Bryan Jaeger, Dock and Lynda Williams, David Berta, Liana Olson, Edward and Peggy Dickson, Edward Mellinger, and Pamela Hopkins;
   b. Appeal of the Administrative Interpretation dated May 16, 2017 relative to uses allowed as part of a commercial vineyard located in a residential zone filed by Molly Erickson representing Carmel Valley Association (CVA); and
   c. Fee waiver request by CVA.