Meeting Agenda - Final

Wednesday, December 5, 2018

9:00 AM

Monterey County Planning Commission
Keith Vandevere, Chair
Paul Getzelman, Vice-Chair
Jacqueline R. Onciano, Secretary
PLEDGE OF ALLEGIANCE

ROLL CALL

Ana Ambriz                Ernesto G. Gonzalez
Richard Coffelt         Francisco Javier Mendoza
Melissa Duflock          Amy Roberts
Martha Diehl             Keith Vandevere
Paul C. Getzelman        Jon Wizard

PUBLIC COMMENTS

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.

9:00 A.M. – SCHEDULED MATTERS

1.   PC 18-129   PLN170611 - PIETRO (Continued from October 31, 2018)

Consider an application for the construction of a split-level single family dwelling (approximately 5,200 sq. ft.) inclusive of a basement, and an attached garage within 750 feet of a known archaeological resource on Carmel Point. Carmel Area Land Use Plan, Coastal Zone

Project Location: 26307 Isabella Avenue, Coastal Zone, Carmel Area Land Use Plan

Proposed CEQA action: Adopt a Mitigated Negative Declaration

Attachments:

   Staff Report
   Exhibit A - Project Data Sheet & Vicinity Map
   Exhibit B - Revised Discussion
   Exhibit C - Revised Initial Study (MND) Strikethough & Underlined)
   Exhibit D - Revised Draft Resolution
   Exhibit E - Carmel Highlands LUAC Minutes 1-16-18
   Exhibit F - Comments
   Exhibit G - Revised Response to Comments

2.   PC 18-130   PLN170612 & PLN170613 - PIETRO FAMILY INVESTMENTS, LP.

Consider applications to construct two projects on adjacent parcels located within 750 feet of a known archaeological resource located on Carmel Point in the Coastal Zone, Carmel Area Land Use Plan:

1. A single-family dwelling with basement and attached garage (approx. 4,900 -square feet) at 26338 Valley View Avenue. APN: 009-463-017-000
2. A split-level single family dwelling with basement and attached garage (approx. 5,880-square feet) at 26346 Valley View Avenue, APN: 009-463-003-000 (PLN170613).

Proposed CEQA action: Adopt Mitigated Negative Declaration

Attachments: Staff Report
Exhibit A - Project Data Sheet
Exhibit B - Revised Discussion
Exhibit C - Revised Initial Study (MND) (Underlined & Strikethrough)
Exhibit D - Revised Draft Resolution PLN170612
Exhibit E - Revised Draft Resolution PLN170613
Exhibit F - Carmel Highlands LUAC Minutes 1-16-18
Exhibit G - Comments
Exhibit H - Revised Response to Comments
Exhibit I - Letter from neighbors

3. PC 18-131 REF180041 - REPORT ON THE STATUS OF ARCHAEOLOGICAL RESOURCES ON THE CARMEL POINT (CONTINUED FROM OCTOBER 31, 2018)

Update on the impacts to archeological resources on Carmel Point (the Point), in response to Planning Commission Referral No. 18.09.

Project Location: Unincorporated portions of Carmel under Monterey County jurisdiction, Coastal Zone, Carmel Area Land Use Plan.

Proposed CEQA action: N/A

Attachments: Staff Report
Exhibit A - Project summary table
Exhibit B - Project review spreadsheet

OTHER MATTERS

DEPARTMENT REPORT

4. PC 18-134
Create a subcommittee of the Monterey County Planning Commission consisting of two Planning Commissioners whose duties will include review and nomination for appointment by the full Planning Commission, interested individuals qualified to serve on the Monterey County Native American and Archaeological Resources Technical Advisory Committee pursuant to Chapter 2.95 of the Monterey County Code.

5. PC 18-133
Update on status of Moss Landing Community Plan preparation.

6. PC 18-132
Update on status of Vacation Rental (Short Term Rental) Ordinance preparation.