Monterey County Planning Commission
Monterey County Government Center - Board of Supervisors Chambers
168 W. Alisal St.
Salinas, CA 93901

Meeting Agenda - Final-revised

Wednesday, June 27, 2018
9:00 AM

Monterey County Planning Commission

Keith Vandevere, Chair
Paul Getzelman, 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 – Schilling Campus, 1441 Schilling Place – South, 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 Francisco Javier Mendoza
Martha Diehl Cosme Padilla
Melissa Duflock Amy Roberts
Paul C. Getzelman Keith Vandevere
Ernesto G. Gonzalez 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.

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

MIN 18-027 Approval of the May 30, 2018 Planning Commission Meeting Minutes.

Attachments: Draft May 30, 2018 Planning Commission Minutes

9:00 A.M. – SCHEDULED MATTERS

1. PC 18-069 PLN170478 - HIGHWAYS DISPENSARY (PACHECO CARL R JR & JILL)
Public hearing to consider allowing a commercial cannabis retailer within an existing commercial building in a Light Commercial (LC) Zoning District.
Project Location: 10031 Reese Circle, Salinas Unincorporated, North County Area Plan (APN:125-022-024-000)
Proposed CEQA action: Categorically Exempt per Section 15303 of the CEQA Guidelines
2. PC 18-070

PLN140353 - MAESTRI
Public hearing to consider the construction of single family dwelling, attached garage, and an accessory dwelling unit with associated site improvements and tree removal within environmentally sensitive habitat areas (Monterey cypress habitat, wetland, coastal bluff) and 750-feet of a positive archaeological site.

Project Location: 3180 17-Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan area (APN: 008-491-024-000)

Proposed CEQA action: Adopt a Mitigated Negative Declaration

Attachments: Staff Report
Exhibit A - Project Data Sheet
Exhibit B - Discussion
Exhibit C - Draft Resolution
Exhibit D - Initial Study-Negative Declaration
Exhibit E - CEQA Comments
Exhibit F - LUAC Minutes
Exhibit G - Vicinity Map

3. PC 18-075

PLN180015 - Accessory Dwelling Units Regulations Update
Public hearing to make a recommendation to the Board of Supervisors to adopt an ordinance amending Title 21 (non-coastal zoning ordinance) to update the County’s inland zoning regulations for accessory dwelling units.

Proposed Location: County-wide (non-coastal)

Proposed CEQA Action: Statutorily Exempt from the California Environmental Quality Act pursuant to Public Resources Code section 21080.17 and CEQA Guidelines section 15282(h).
OTHER MATTERS

4. PC 18-071  Accept the resignation of Adriana Melgoza from the Castroville Land Use Advisory Committee.

5. PC 18-072  Accept the resignation of Michael Hulfactor from the Carmel Highlands Land Use Advisory Committee.

6. PC 18-073  Reappoint John Handy to the South Coast Land Use Advisory Committee.

DEPARTMENT REPORT

7. PC 18-074  Report on Administrative Interpretation of the Carmel Valley Master Plan Policy CV-311 - Tree Removal in the Carmel Valley Master Plan area.

ADJOURNMENT

PLANNING COMMISSION SUPPLEMENTAL

Revised Agenda Item No. 3 (PLN180015 - Accessory Dwelling Units Regulations Update) on June 21, 2018 to include Revised Exhibit A.1.