

Monterey County

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



Meeting Agenda - Final-revised

Wednesday, August 31, 2016

9:00 AM

Board Chamber

Monterey County Planning Commission

*Cosme Padilla, Chair
Don Rochester, Vice-Chair
Carl P. Holm, 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 Dufflock | Amy Roberts |
| Paul C. Getzelman | Don Rochester |
| Luther Hert | Keith Vandever |

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

1. Approval of June 8, 2016 Planning Commission Minutes.

Attachments: [Draft PC Minutes 060816](#)

2. Approval of July 13, 2016 Planning Commission Minutes.

Attachments: [Draft PC Min - 071316](#)

9:00 A.M. SCHEDULED MATTERS

3. **PLN150489/Van Greunen**
Continue public hearing to September 14, 2016 for a Coastal Development Permit to allow a Lot Line Adjustment between three parcels.
Proposed CEQA Action: Continuance is Statutorily Exempt per CEQA Guidelines section 15270
6820 Long Valley Spur, Castroville, North County Coastal Land Use Plan.

Attachments: [Staff Report](#)

4. **PLN140219/ Bella Design LLC**
Public hearing to consider action on a Combined Development Permit for demolition of a single family dwelling, and construction of a single family dwelling within 750 feet of a known archaeological resource.
Proposed CEQA Action: Mitigated Negative Declaration
165 Spindrift Road, Carmel, Carmel Area Land Use Plan
- Attachments:** [Staff Report](#)
[Exhibit A Project Data Sheet](#)
[Exhibit B Draft Resolution](#)
[Exhibit C Land Use Advisory Committee Minutes](#)
[Exhibit D Mitigated Negative Declaration](#)
5. **PLN150500 Panattoni**
Public hearing from June 29, 2016 to consider action on a Combined Development Permit to merge three parcels into two parcels; demolish an existing single family dwelling and construct single family dwellings on each of the newly configured parcels.
Proposed CEQA Action: Addendum to a Negative Declaration
1476 and 1482 Cypress Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone.
- Attachments:** [Staff Report](#)
[Exhibit A Project Data Sheet](#)
[Exhibit B Discussion](#)
[Exhibit C Draft Resolution](#)
[Exhibit D Vicinity Map](#)
[Exhibit E Land Use Advisory Committee Minutes](#)
[Exhibit F Addendum.Mitigated Negative Declaration](#)
[Revised Addendum to Exhibit F](#)
6. **PLN160205/Nicola**
Public hearing to consider action on a Design Approval and Use Permit for the construction of a single family dwelling including removal of 21 Coast Live Oak trees
Proposed CEQA Action: Categorically Exempt per CEQA Guidelines Section 15303
113 San Benancio Rd, Salinas, Toro Area Plan.

- Attachments:** [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Draft Resolution for approval](#)
[Exhibit C - Forest Manangement Plan](#)
[Exhibit D - Fuel Management Plan](#)
[Exhibit E - Toro Land Use Advisory Committee recommendation](#)

7. **PLN160233/Hill**
Public hearing to consider action on an Administrative Permit to allow transient use (short-term rental) of an existing single-family dwelling.
Proposed CEQA Action: Exempt from CEQA per Section 15301 (Class 1) of the CEQA Guidelines.
3097 Sloat Road, Pebble Beach, Greater Monterey Peninsula Area Plan

- Attachments:** [Staff Report](#)
[Exhibit A Resolution](#)
[Exhibit B Vicinity Map](#)
[Exhibit C Public Hearing Request](#)
[Exhibit D Map of Approved Short-Term Rentals](#)
[Exhibit E Monterey County Code Section 21.64.280](#)

OTHER MATTERS

8. Appoint Lindsay Romanow to the South Coast Land Use Advisory Committee.

DEPARTMENT REPORT

ADJOURNMENT

PLANNING COMMISSION ADDENDA

Monterey County Planning Commission Addenda for Wednesday, August 31, 2016.

ADDENDA

Revised Agenda Item No. 5 (PLN150500 - Panattoni) on August 26, 2016 to include the Revised Addendum to Exhibit F.