

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, May 10, 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 Dufflock	Amy Roberts
Paul C. Getzelman	Don Rochester
Luther Hert	Keith Vandever

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 17-026 **PLN140089 - CARMEL RIO ROAD LLC (CLARK)**
Public hearing to consider an Environmental Impact Report, zoning amendments, and an application to subdivide three existing lots totaling approximately 7.92 acres into 25 lots and related Use Permit; adopt a motion of intent; and continue the hearing to May 31 to adopt a recommendation to the Board of Supervisors.
Project Location: 26500 Val Verde Drive, Carmel Valley Master Plan
Proposed CEQA action: Certification of an Environmental Impact Report (SCH#2015071046)

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Discussion](#)
[Exhibit C - Carmel Valley LUAC Minutes](#)
[Exhibit D - Vicinity Map](#)
[Exhibit E - Tentative Subdivision Map](#)
[Exhibit F - Draft EIR](#)
[Exhibit G - Final EIR](#)
[Exhibit H - Mitigation Measures](#)
[Exhibit I - Correspondence](#)

2. PC 17-027 **PLN140223 - SLAMA KENNETH EUGENE TR (CONTINUED FROM APRIL 26, 2017)**

Public hearing to consider a General Development Plan for a Mini -storage facility, conversion of an existing two-story office building, and administrative permit for a small water system.

Project Location: 14 Spreckels Lane, Salinas, Greater Salinas Area Plan

Proposed CEQA Action: Adopt Negative Declaration

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Discussion](#)
[Exhibit C - Draft Resolution](#)
[Exhibit D - Vicinity Map](#)
[Exhibit E - Initial Study-Negative Declaration](#)
[Exhibit F - Reports](#)
[Exhibit G - Spreckels LUAC Minutes](#)
[Exhibit H - Correspondence \(Weaver\)](#)
[Exhibit I - Correspondence \(Farrow, Stamp Erickson, Frisbey\)](#)

3. PC 17-028 **PLN020398-AMD1 - MONTEREY HOLDINGS, LLP**

Amendment to Combined Development Permit (PLN020398/Bay Laurel, LLC) and Design Approval (PLN150244 and PLN150661) to allow the replacement and reconfiguration of previously approved office and maintenance buildings.

Project Location: 415 Carmel Valley Road, Carmel CA, Carmel Valley Master Plan

Proposed CEQA Action: Consider the previously adopted Mitigated Negative Declaration.

- Attachments:** [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Carmel Valley LUAC Minutes](#)
[Exhibit C - Draft Resolution](#)
[Exhibit D - Vicinity Map](#)
[Exhibit E - Mitigated Negative Declaration](#)
[Exhibit F - General Development Plan](#)
[Exhibit G - Resolution No. 09037](#)

4. PC 17-024 **PLN130516 - BIG SUR PRESERVATION ALLIANCE LLC**
Public hearing to consider action on constructing a new two-story single family dwelling and detached Accessory Dwelling Unit; installing roof and ground-mounted photovoltaic systems, and converting an existing test well (PLN130057) to a permanent well. Proposed development would be located within area identified as positive archaeology and within 100 feet of Environmentally Sensitive Habitat Area (ESHA);
Project Location: 62200 Highway 1, Big Sur, (APN: 422-011-029-000)] Big Sur Coast Land Use Plan
Proposed CEQA action: Adopt a Mitigated Negative Declaration

- Attachments:** [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Discussion](#)
[Exhibit C - South Coast LUAC Minutes](#)
[Exhibit D - Draft Resolution](#)
[Exhibit E - Initial Study-Negative Declaration](#)
[Exhibit F - Vicinity Map](#)
[Exhibit G - CCC and Caltran Comment Letters](#)

1:30 P.M. – SCHEDULED MATTERS

5. PC 17-025 **GENERAL PLAN CONSISTENCY DETERMINATION FOR VACATION OF PORTUGUESE CANYON ROAD**
Report to the Board of Supervisors whether the vacation of Portuguese Canyon Road (from the intersection of Cross Country Road to the terminus of the County maintained portion of the road, 3.95± miles) conforms to the policies contained within the Monterey County General Plan and the South County Area Plan, a part of the General Plan.
Project Location: Portuguese Canyon Road, San Miguel Area, South County Area Plan
Proposed CEQA Action: Categorically Exempt per Sections 15061 (b)(3); 15301; and 15304

Attachments: [Staff Report](#)
[Exhibit A - RMA Consistency Memo with Vicinity Map](#)
[Exhibit B - Draft Resolution](#)

6. PC 17-030 **REF170011 - GENERAL PLAN CONSISTENCY DETERMINATION FOR THE COUNTY OF MONTEREY CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FISCAL YEAR 2017/2018**
Review and report to the Board of Supervisors on the conformity of major public improvement projects for Fiscal Year (FY) 2016/2017 with the 2010 General Plan or the Local Coastal Program and 1982 General Plan, as applicable.
Proposed CEQA Action: Not a project per Section 15378(b) (4) of the CEQA Guidelines (Governmental fiscal activities; no commitment to a specific project)

Attachments: [Staff Report](#)
[Exhibit A - Draft Resolution](#)
[Attachment 1 to Exhibit A - CIP FY 2017-18 GP Consistency Analysis](#)
[Exhibit B - Draft FY 2017-18 CIP Five-Year Plan](#)
[Exhibit C - List of Level of Service Defecient Roads](#)

7. PC 17-029 **PLN160059 - SALINAS SELF STORAGE**
Public hearing to consider a Combined Development Permit consisting of a lot line adjustment between two legal lots of record, a Use Permit to allow the expansion of a mini-storage facility, and a General Development Plan.
Project Location: 175 and 201 Harrison Road, Salinas, Greater Salinas Area Plan
Proposed CEQA Action: Consider Addendum to previously adopted Negative Declaration

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Project Discussion](#)
[Exhibit C - Draft Resolution](#)
[Exhibit D - Vicinity Map](#)
[Exhibit E - Addendum to Negative Declaration](#)
[Exhibit F - PC Resolution No. 96009](#)
[Exhibit G - Adopted Negative Declaration](#)

8. PC 17-031 **REF100042/REF130043 - SHORT-TERM RENTAL ORDINANCES**
a. Consider separating the process for developing inland and coastal Short-Term Rental ordinances;
b. 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; and

c. Provide direction to staff relative to the draft regulations and process.
(Countywide, coastal and non-coastal)

Proposed CEQA Action: CEQA review to be conducted based on regulations developed.

Attachments: [Staff Report](#)

[Exhibit A - April 4, 2017 STR Memo](#)

[Exhibit B - Correspondence](#)

[Exhibit C - LUAC Minutes](#)

[Errata Memo 050317](#)

OTHER MATTERS

DEPARTMENT REPORT

ADJOURNMENT