

# 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 8, 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.

**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**

<i>Ana Ambriz</i>	<i>Francisco Javier Mendoza</i>
<i>Martha Diehl</i>	<i>Cosme Padilla</i>
<i>Melissa Dufflock</i>	<i>Amy Roberts</i>
<i>Paul C. Getzelman</i>	<i>Keith Vandevere</i>
<i>Ernesto G. Gonzalez</i>	<i>Jon Wizard</i>

**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.*

**ACCEPTANCE OF MINUTES**

A. Acceptance of the July 25, 2018 Planning Commission Meeting Minutes.

**Attachments:** [Draft PC Minutes - 7-25-18 - MIN 18-030](#)

**9:00 A.M. – SCHEDULED MATTERS**

- 1. PLN170246 - GIANOS**  
Public hearing to consider the demolition and construction of a single-family dwelling (adding a below-grade basement) within 750 feet a known archaeological resource.  
**Project Location:** 26339 Isabella Avenue, Carmel Area Land Use Plan  
**Proposed CEQA action:** Adopt Mitigated Negative Declaration

- Attachments:** [Staff Report](#)  
[Exhibit A - Project Data Sheet](#)  
[Exhibit B - Mitigated Negative Declaration, Initial Study](#)  
[Exhibit C - Vicinity Map](#)  
[Exhibit D - Draft Resolution](#)  
[Exhibit E - Carmel Highlands LUAC meeting minutes \(October 16, 2017\)](#)  
[Exhibit F - Letter from Anthony Lombardo and Associates](#)  
[Exhibit G - Letter from OCEN](#)

**2. PLN180015 - ACCESSORY DWELLING UNITS REGULATIONS  
UPDATE**

Request for a continuance of the public hearing 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).

- Attachments:** [Staff Report](#)

**3. Carmel Unified School District Land Acquisition**

Consider a resolution to favor the Carmel Unified School District Land acquiring an 8.23 acre property adjacent to the Carmel Middle School for future use as athletic fields

**Proposed Location:** Carmel Valley Road, Adjacent to Carmel Middle School

**Proposed CEQA Action:** Response to referral pursuant to Public Resources Code Section 21151.2 - Not a project - CEQA does not apply

- Attachments:** [Staff Report](#)  
[Exhibit A - Carmel Unified School District Letter](#)  
[Exhibit B - Gov. Code Section 53094](#)  
[Exhibit C - Draft Resolution](#)

**OTHER MATTERS**

- 4.** Presentation on Cal-Am MPWMD Steelhead Rearing Facility Upgrade Project

**DEPARTMENT REPORT**

- 5.** GPZ090005 - STATUS FOR THE MOSS LANDING COMMUNITY PLAN  
UPDATE

- Attachments:** Memorandum

6. Receive the draft Monterey County Planning Commission Referrals list.

**Attachments:** Draft Planning Commission Referrals List PC 18-094

## **ADJOURNMENT**

## **PLANNING COMMISSION SUPPLEMENTAL**

*Revised Agenda to Add Agenda Item No. 5 (GPZ090005 - Status for the Moss Landing Community Plan Update) and Agenda Item No. 6 (Draft Planning Commission Referrals List) on August 3, 2018.*