

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, June 29, 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
Marth Diehl	Cosme Padilla
Melissa Dufflock	Amy Roberts
Paul C. Getzelman	Don Rochester
Luther Hert	Keith Vandevere

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.

APPROVAL OF MINUTES

None

9:00 A.M. – SCHEDULED MATTERS

1. PC 16-020 **PLN150500 - Panattoni**
Public hearing to consider action on a Combined Development Permit to merge three parcels into two parcels; demolition of an existing single family dwelling and construction of a single family dwelling on a newly configured parcel, and construction of a single family dwelling on the second newly configured parcel.
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](#)

2. PC 16-021 **PLN150378/Carmel Inn Ventures LLC (Carmel River Inn)**
Public hearing to consider an Amendment to a Combined Development Permit and General Development Plan for Carmel River Inn proposing guest unit modifications.
Proposed CEQA Action: Addendum to an adopted Mitigated Negative Declaration (Section 15164 of the CEQA Guidelines)
26600 Oliver Road, Carmel, Carmel Area Land Use Plan.

Attachments: [Staff Report](#)
[Exhibit A - Draft Resolution](#)
[Exhibit B - Vicinity Map](#)
[Exhibit C - Technical Addendum to an approved Mitigated Negative Declaration](#)
[Exhibit D - Amended General Development Plan](#)
[Exhibit E - Carmel Highland LUAC Minutes, dated January 19, 2016](#)
[Exhibit F - Historic Resources Review Board Resolution No. 150378](#)
[Exhibit G - Planning Commission Resolution No. 06013 \(PLN030646\)](#)
[Exhibit H - Planning Commission Resolution No. 07052 \(PLN070415\)](#)
[Exhibit I - Planning Commission Resolution No. 12-008 \(PLN110577\)](#)
[Exhibit J - Director of RMA-Planning Approval, Resolution No. 14-043 \(PLN140\)](#)
3. PC 16-018 **PLN150149 - Del Monte Forest Area Local Coastal Program Amendment (Policy 20)**
Public hearing to consider recommendation to the Board of Supervisors of Local Coastal Program Amendments to amend Policy 20 of the Del Monte Forest Area Land Use Plan and Section 20.147.040.D.2 of Part 5 of the Monterey County Coastal Implementation Plan (Title 20 of the Monterey County Code) regulating development within the indigenous Monterey cypress habitat.
Proposed CEQA Action: Statutorily Exempt per CEQA Guidelines Section 15265
Del Monte Forest Indigenous Monterey Cypress Habitat Area, Pebble Beach, Del Monte Forest

Attachments: [Staff Report](#)
 [Exhibit A - LCPA Discussion](#)
 [Exhibit B - Draft Resolution w/attached Draft LUP Policy 20](#)
 [Exhibit C - Draft Ordinance w/attached Draft CIP Section 20.147.040.D.2](#)
 [Exhibit D - Negative Declaration](#)
 [Exhibit E - Vicinity Map \(Del Monte Forest LUP Figure 2a\)](#)
 [Exhibit F - Del Monte Forest Land Use Advisory Committee Minutes](#)
 [Exhibit G - Local Coastal Program Amendment Process](#)

4. PC 16-023

PLN150150 - Richard C and Melanie F Lundquist TRS

Public hearing to consider action on an amendment to a Combined Development Permit to allow demolition of an existing residence, construction of a new single family residence, detached garage, and new stone wall within Native Monterey Cypress habitat, requiring the removal of Monterey Cypress Trees, development in a location with archaeological resources and on slopes exceeding 30%.

Proposed CEQA Action: Addendum to previously adopted Mitigation Negative Declaration

3224 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan

Attachments: [Staff Report](#)
 [Exhibit A - Project Plans](#)
 [Exhibit B - Vicinity Map](#)
 [Exhibit C - Flagging and Staking Photos](#)

5. PC 16-022

REF150048 - Medical Marijuana Regulations

Continued from June 22, 2016: Public hearing to consider making a recommendation to the Board of Supervisors regarding County ordinances establishing land use and permitting regulations for commercial medical cannabis activities and personal medical cannabis cultivation including:

- a. An Ordinance amending Title 21 (non-coastal zoning ordinance) of the Monterey County Code to regulate commercial medical cannabis activities in the inland unincorporated area of Monterey County.
- b. An Ordinance amending the Monterey County Coastal Implementation Plan, Part 1 (Title 20, coastal zoning ordinance) of the Monterey County Code to regulate commercial medical cannabis activities in the coastal zone of unincorporated Monterey County; and
- c. c. An Ordinance adding Chapters 7.90 and 7.95 to the Monterey County Code requiring an annual commercial medical cannabis permit for commercial medical cannabis activities and requiring an annual personal medical cannabis permit for personal cultivation of one hundred square feet or less of medical marijuana exclusively for personal use.

Proposed CEQA Action: Negative Declaration prepared

Attachments: [Staff Report](#)
[Exhibit A - Updated Draft Resolution](#)
[Attachment 1 to Exhibit A - Draft Ordinance amending Title 21 \(Inland\)](#)
[Attachment 2 to Exhibit A - Draft Ordinance amending Title 20 \(Coastal\)](#)
[Attachment 3 to Exhibit A - Draft Ordinance adding Chapters 7.90 and 7.95](#)

OTHER MATTERS

DEPARTMENT REPORT

ADJOURNMENT