

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, September 14, 2016

9:00 AM

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 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

9:00 A.M. SCHEDULED MATTERS

1. PC 16-036 **PLN020311 - Rancho Sin Frenos**

This project was inadvertently noticed to be heard before the Planning Commission. The project is an amendment to a permit originally approved by the Zoning Administrator. The Monterey County Zoning Ordinance identifies the Zoning Administrator as the appropriate authority. The hearing on the project will be re-noticed and set for the Zoning Administrator on September 29, 2016.

No action is not required.

Prepared by: John Ford, RMA Services Manager, Ext. 5158
Approved by: Carl P. Holm, AICP, Resource Management Agency Director

Attachments: [Staff Report](#)
2. PC 16-035 **PLN150489 - Van Greunen**

Continued from August 31, 2016, and continue public hearing to September 28, 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](#)

3. PC 16-037

PLN140587 - Mary M Doud Detels TR & Doud Ranch LLC

Continue Public hearing to consider action on a Coastal Development Permit to allow a Lot Line Adjustment between two lots of 160 acres and 128 acres resulting in two lots of 116 acres and 172 acres to October 12, 2016.

Proposed CEQA Action: Categorically Exempt per CEQA Section 15305 (a) Highway 1, North of Garrapata Creek Bridge, Big Sur Coast Land Use Plan, Coastal Zone

Attachments: [Staff Report](#)

9:30 A.M. SCHEDULED MATTERS

4. PC 16-038

PLN040061 - Rancho Canada Ventures, LLC (Rancho Canada Village Subdivision)

Public Workshop to receive an overview of the proposed Ranch Canada Village Subdivision and the issues associated with it and the *Rancho Canada Village Project Recirculated Draft Environmental Impact Report (RDEIR)*.

Proposed CEQA Action: Environmental Impact Report being prepared Rancho Canada Golf Club, 4860 Carmel Valley Road, Carmel Valley, Carmel Valley Master Plan.

Attachments: [Staff Report](#)

[Attachment A - Discussion](#)

[Attachment B - Vicinity Map](#)

[Revised Attachment B - Vicinity Map](#)

[Attachment C - Project Site Plan \(281 Unit\)](#)

[Attachment D - Alternative Site Plan \(130 Unit\)](#)

[Attachment E - Comments related to conducting workshop.](#)

OTHER MATTERS

DEPARTMENT REPORT

ADJOURNMENT

PLANNING COMMISSION ADDENDA

Monterey County Planning Commission Addenda for Wednesday, September 14, 2016.

ADDENDA

*Revised Agenda Item No. 4 (PLN040061 - Rancho Canada Ventures, LLC) on
September 8, 2016 to include the Revised Attachment B.*