

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 28, 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 Vandevere

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

None

9:00 A.M. SCHEDULED MATTERS

1. PC 16-044 **PLN160429 - Akiyama**
Continue public hearing to October 12, 2016 to allow a Coastal Development Permit for a Lot Line Adjustment to merge four lots into two lots.
Proposed CEQA Action: Continuance is Statutorily Exempt per CEQA Guidelines Section 15270
471 Elkhorn Road, Royal Oaks, North County Coastal Land Use Plan.
Attachments: [Staff Report](#)
2. PC 16-041 **PLN150489 - Van Greunen**
Public hearing to consider action on a Coastal Development Permit for a Lot Line Adjustment between three parcels
Proposed CEQA Action: Categorical Exemption per CEQA Guidelines section 15305(a).
6820 Long Valley Spur, Castroville, North County Coastal Land Use Plan.

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Discussion](#)
[Exhibit C - Proposed Map](#)
[Exhibit D - Vicinity Map](#)
[Exhibit E - Letters From Public](#)
[Exhibit F - Biological Reports from Pat Regan](#)

3. PC 16-043 **PLN150548 - 3196 LLC**
Initial Screening for policy consistency of a project including demolition of a 10,895 square foot single family dwelling and reconstruction of a 10,195 square foot single family residence with a 718 square foot detached garage within Native Cypress Habitat.
Proposed CEQA Action: Initial Screening of project is Statutorily Exempt per CEQA Guidelines Section 15270, the project will be subject to CEQA review if it moves forward.
3196 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan.

Attachments: [Staff Report](#)
[Exhibit A – Letter From Robert Joyce](#)
[Exhibit B – Plans Showing existing and proposed hardscape around trees](#)
[Exhibit C – Evaluation of 4 Monterey Cypress trees by Ralph Osterling](#)
[Revised Exhibit C – Evaluation of 4 Monterey Cypress trees by Ralph Osterling](#)

4. PC 16-042 **REF160056 - Fire Recovery Program**
Presentation on the Fire Recovery Program, including current process and background information regarding the 2016 Soberanes and Chimney Fires.

Attachments: [Staff Report](#)
[Attachment A - Soberanes-Chimney Fire Rebuild Information](#)
[Attachment B - Resource Management Agency - Tree Removal Permit Process](#)

OTHER MATTERS

DEPARTMENT REPORT

ADJOURNMENT

PLANNING COMMISSION SUPPLEMENTAL

*Monterey County Planning Commission Supplemental Agenda for Wednesday,
September 28, 2016.*

SUPPLEMENTAL

*Revised Agenda Item No. 3 (PLN150548 - 3196 LLC) on September 22, 2016 to
include the Revised Exhibit C.*