

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, October 12, 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 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 16-046 **PLN150500 - PANATTONI (Continued from August 31, 2016)**
Continue the public hearing requesting a Combined Development Permit to merge two parcels into one; the demolition of an existing single family dwelling and construct a new two-story single family dwelling on the Lower parcel and construct a new single story single family dwelling on the Upper parcel. The property is located at 1476 and 1482 Cypress Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone. (APNs: 008-455-007-000, 008-411-017-000 and 008-455-008-000)

Attachments: [Staff Report](#)
2. PC 16-045 **PLN140587 - M DOUD DETELS TR & DOUD RANCH LLC (Continued from September 14, 2016)**
Public hearing to consider action on a Coastal Development Permit to allow a Lot Line Adjustment between two (2) contiguous lots of approximately 160 acres and 128 acres resulting in two lots of 116 acres (Parcel 1) and 172 acres

(Parcel 2).

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](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Discussion](#)
 [Exhibit C - Draft Resolution](#)
 [Exhibit D - Vicinity Map](#)
 [Exhibit E - Land Use Advisory Committee Minutes](#)

3. PC 16-061 **PLN150548 - 3196 LLC (Continued from September 28 , 2016)**
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](#)

OTHER MATTERS

4. PC 16-048 Appoint William E. Pyburn and Roy A. Gobebe to the Toro Land Use Advisory Committee.
5. PC 16-049 Accept the resignation of Michael Addison from the Carmel Valley Land Use Advisory Committee.
6. PC 16-050 Accept the resignation of Kerry Varney from the Toro Land Use Advisory Committee.
7. PC 16-051 Reappoint Mary Trotter to the Big Sur Land Use Advisory Committee.
8. PC 16-052 Reappoint Diane Miller to the Cachagua Land Use Advisory Committee.
9. PC 16-053 Reappoint the following to the Carmel Unincorporated/Highlands Land Use Advisory Committee:
- Robert Littell
 - Said Meheen

10. PC 16-054 Reappoint the following to the Carmel Valley Land Use Advisory Committee:
- Brian Rasmussen
 - Charles Franklin
 - John Anzini
 - Judy MacClelland
11. PC 16-055 Reappoint the following to the Del Monte Forest Land Use Advisory Committee.
- June Duran Stock
 - Lori Lietzke
 - Rod Dewar
12. PC 16-056 Reappoint the following to the Greater Monterey Peninsula Land Use Advisory Committee:
- Kemay Eoyang
 - Ron DeHoff
 - Tamara Harris
13. PC 16-057 Reappoint Harry Harris to the South Coast Land Use Advisory Committee.
14. PC 16-058 Reappoint Ed Buntz to the South County Land Use Advisory Committee.
15. PC 16-059 Reappoint Jim Riley to the Spreckels Neighborhood Design Review Committee.
16. PC 16-060 Reappoint the following to the Toro Land Use Advisory Committee:
- Bonnie Baker
 - Mark Kennedy

DEPARTMENT REPORT

ADJOURNMENT