

# **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 26, 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.*

**APPROVAL OF MINUTES**

MIN 16-075 Approval of the June 22, 2016 Planning Commission minutes.

**Attachments:** [Draft PC Minutes 062216](#)

**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.*

**9:00 A.M. – SCHEDULED MATTERS**

1. PC 16-063 **PLN160233 - HILL (Continued from August 31, 2016)**  
Continue the Public Hearing to November 9, 2016, for consideration of an Administrative Permit to allow transient use (short-term rental) of an existing single-family dwelling.  
**Proposed CEQA Action:** Categorically Exempt from CEQA per Section 15301 of the CEQA Guidelines.  
3097 Sloat Road, Pebble Beach, Greater Monterey Peninsula Area Plan  
**Attachments:** [Staff Report](#)
2. PC 16-064 **PLN150489 - VAN GREUNEN (Continued from September 28, 2016)**  
Continue the Public Hearing to November 9, 2016, for consideration of 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](#)

3. PC 16-062

**PLN160158 - PREMIER REAL ESTATES INC**

Continue the Public hearing to November 9, 2016, for consideration of an Amendment to a Minor Subdivision Map (PLN060581) condition requiring provision of affordable housing to allow the property owner to occupy the unit rather than paying an Inclusionary Housing fee.

**Proposed CEQA Action:** Consider a Negative Declaration previously adopted for the Minor Subdivision (PLN060581)

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

4. PC 16-066

**PLN160130 - VAN HORN**

Continue the Public Hearing to November 9, 2016, for consideration of a Lot Line Adjustment between two existing parcels of approximately 160 acres (Parcel 1) and 140 acres (Parcel 2). The adjustment would transfer 33 acres from Parcel 2 to Parcel 1, resulting in two parcels approximately 193 acres (Parcel 1) and 107 acres (Parcel 2).

**Proposed CEQA Action:** Categorical Exemption per CEQA Guidelines section 15305(a).

71800 Cholame Road and 72032 Cholame Road, Parkfield, South County Planning Area.

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

5. PC 16-068

**REF160037 - ANNUAL REPORT - 2010 GENERAL PLAN TRACKING**

Continue the Public Hearing to December 14, 2016, to receive the annual report to the Planning Commission on the data gathered through the County's Tracking System as required by the 2010 Monterey County General Plan.

**Proposed CEQA Action:** Categorical Exemption per CEQA Guidelines section 15306.

Inland Areas Only

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

6. PC 16-065

**PLN160429 - AKIYAMA (Continued from September 28, 2016)**

Public hearing to consider action on a Coastal Development Permit to allow a Lot Line Adjustment merging four lots into two lots.

**Proposed CEQA Action:** Categorically Exempt per CEQA Guidelines Section 15305(a)

471 Elkhorn Road, Royal Oaks, North County Land Use Plan

**Attachments:**    [Staff Report](#)  
                          [Exhibit A - Project Data Sheet](#)  
                          [Exhibit B - Discussion](#)  
                          [Exhibit C - Draft Resolution](#)  
                          [Exhibit D - Vicinity Map](#)  
                          [Exhibit E - Aerial Photo](#)  
                          [Exhibit F - Assessor's Parcel Map](#)  
                          [Exhibit G - Las Lomas Tract No. 6](#)

7.        PC 16-067        **PLN120760 - SUNSET FARMS INC (ELKHORN SLOUGH FOUNDATION)**  
Public hearing to consider action on a Lot Line Adjustment between two (2) contiguous legal lots of record of approximately 77.31 acres and 62.49 acres resulting in two legal lots of 77.43 acres (Parcel 1) and 62.37 acres (Parcel 2).  
**Proposed CEQA Action:** Categorically Exempt per CEQA Section 15305 (a) 1601 Highway 1, Royal Oaks, North County Land Use Plan

**Attachments:**    [Staff Report](#)  
                          [Exhibit A - Project Data Sheet](#)  
                          [Exhibit B - Discussion](#)  
                          [Exhibit C - Draft Resolution](#)  
                          [Exhibit D - Vicinity Map](#)

8.        PC 16-047        **REF150053/ REF150054 - EVENTS**  
Workshop to receive Directors Interpretation for managing/permitting (large-scale) events.  
**Proposed CEQA Action:** Interpretation of existing policy and regulations is not a project per Section 15321 of the CEQA Guidelines.  
Countywide

**Attachments:**    [Staff Report](#)  
                          [Exhibit A - Discussion](#)  
                          [Exhibit B - Director's Interpretation](#)

## **OTHER MATTERS**

## **DEPARTMENT REPORT**

## **ADJOURNMENT**