

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, November 9, 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.

9:00 A.M. - SCHEDULED MATTERS

1. PC 16-069 **REF100042/REF130043 SHORT-TERM RENTAL ORDINANCES**
 - a. Conduct a public workshop to receive information on STR characteristics and thresholds; and
 - b. Provide direction to staff regarding developing draft regulations for short-term rental (STR) for overnight accommodations in residential areas.

(Countywide, coastal and non-coastal)

Proposed CEQA Action: To be determined based on regulations developed.

Attachments: [Staff Report](#)
[Exhibit A - Short Term Rental Discussion](#)
[Attachment 1 to Exhibit A - STR Definitions](#)
[Attachment 2 to Exhibit A - Housing Discussion](#)
[Attachment 3 to Exhibit A - CCC Lower Cost Accommodations](#)
[Attachment 4 to Exhibit A- STR EHB Requirements](#)

12:00 P.M. - RECESS TO LUNCH

1:30 P.M. - RECONVENE MONTEREY COUNTY PLANNING COMMISSION

1:30 P.M. - SCHEDULED MATTERS

2. PC 16-074 **PLN160233 - HILL (CONTINUED FROM OCTOBER 26, 2016)**
Public hearing to consider action on an Administrative Permit to allow transient use (short-term rental) of an existing single-family dwelling.
Proposed CEQA Action: Statutorily Exempt from CEQA per Section 15270 of the CEQA Guidelines.
3097 Sloat Road, Pebble Beach, Greater Monterey Peninsula Area Plan

Attachments: [Staff Report](#)
[Exhibit A - Discussion](#)
[Exhibit B - Resolution](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - Public Hearing Request](#)
[Exhibit E - Map of Approved STR](#)
[Exhibit F - Monterey County Code Section 21.64.280](#)
[Exhibit G - Pebble Beach Company 101816](#)
[Exhibit H - Del Monte Forest Property Owners 092216](#)
[Exhibit I - Noland Hamerly Etienne & Hoss Letter 100616](#)
[Exhibit J - Hill \(Applicant\) Letter 091316](#)
[Exhibit K - Noland Hamerly Etienne & Hoss Letter 102516](#)

3. PC 16-071 **PLN150489 - VAN GREUNEN (CONTINUED FROM OCTOBER 26, 2016)**
Public hearing to consider 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 - Discussion](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Proposed Resource Protection-Easement Map](#)
[Exhibit D - Biological Report](#)
[Exhibit E - Vicinity Map](#)

4. PC 16-072 **PLN160158 - Premier (Continued from October 26, 2016)**
Public hearing to consider an amendment to an approved Minor Subdivision

(PLN060581 Michelet/Goode), modifying Condition of Approval No. 8, to implement Monterey County Inclusionary Housing requirements specified in Section 18.40.060.A of the Monterey County Code and identifying the project as an Owner Occupied Development.

Proposed CEQA Action: Consider previously adopted Negative Declaration per Section 15162(c) of the CEQA Guidelines
11450 Poole Street, Castroville, Castroville Community Plan Area

Attachments: [Staff Report](#)
 [Exhibit A - Discussion](#)
 [Exhibit B - Draft Resolution](#)
 [Exhibit C - Subdivision Resolution No. 060581](#)
 [Exhibit D - Adopted Negative Declaration for PLN060581](#)
 [Exhibit E - Vicinity Map](#)

5. PC 16-073 **PLN16030 - Van Horn (Continued from October 26, 2016)**
Public hearing to consider action on an approval 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: Categorically Exempt per CEQA Guidelines Section 15305
71800 Cholame Road and 72032 Cholame Road, Parkfield, South County Planning Area.

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

6. PC 16-070 **PLN150500 - PANATTONI (CONTINUED FROM OCTOBER 12, 2016)**
Public hearing continued from August 31 and October 12 to consider action on a Combined Development Permit to: 1) merge three parcels into two parcels; 2) demolish an existing single family dwelling; and 3) construct one new single family dwelling on each 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 Discussion](#)
[Exhibit B - Discussion](#)
[Exhibit C - Draft Resolution](#)
[Exhibit D - Vicinity Map](#)
[Exhibit E - LUAC Minutes](#)
[Exhibit F - Addendum-Mitigated Negative Declaration](#)

OTHER MATTERS

DEPARTMENT REPORT

ADJOURNMENT