

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, February 22, 2017

9:00 AM

Monterey County Planning Commission

*Cosme Padilla, Chair
Don Rochester, Vice-Chair
Jacqueline R. Onciano, 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/ACCEPTANCE OF MINUTES

1. MIN 17-017 Approval of the October 26, 2016 Planning Commission minutes.

Attachments: [Draft PC Minutes 102616](#)
2. MIN 17-020 Approval of the November 9, 2016 Planning Commission minutes.
3. MIN 17-021 Approval of the November 16, 2016 Planning Commission minutes.
4. MIN 17-022 Approval of the December 14, 2016 Planning Commission minutes.
5. MIN 17-023 Approval of the January 11, 2017 Planning Commission minutes.
6. MIN 17-024 Approval of the January 25, 2017 Planning Commission minutes.

9:00 A.M. – SCHEDULED MATTERS

7. PC 17-007 **MONTEREY COUNTY PLANNING COMMISSION**
Receive nominations from Nominating Committee for Chair and Vice-Chair and elect Chair and Vice-Chair for 2017.
8. PC 17-008 **PLN140863 - FIRST BAPTIST CHURCH (CONTINUED FROM JANUARY 11, 2017)**
Continue the hearing on the project to May 31, 2017, for consideration of a Use Permit to convert a single-family dwelling into a church.
Project Location: 19345 Cachagua Road, Carmel Valley, Cachagua Area Plan
Attachments: [Staff Report](#)
9. PC 17-010 **PLN160098 - MONTEREY REGIONAL WATER POLLUTION CONTROL AGENCY (PURE MONTEREY GROUNDWATER REPLENISHMENT PROJECT)**
Public hearing to consider Amendment No. 2 to a previously approved Use Permit (PC7784) and Design Approval to allow the construction and operation of an Advanced Water Treatment Facility at the Monterey Regional Treatment Plant.
Project Location: 14811 Del Monte Boulevard, Marina, Greater Monterey Peninsula Plan Area
Proposed CEQA Action: Consider a Final Environmental Impact Report previously adopted by the Monterey Regional Water Pollution Control Agency.
Attachments: [Staff Report](#)
[Exhibit A - Discussion](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - Visual Analysis Report](#)
[Exhibit E - Environmental Impact Report](#)
[Exhibit F - Comments](#)
10. PC 17-011 **PLN160533 - MARK AND MARY GOLDBERG, GARRY AND NIRUPA SHEPPARD**
Public hearing to consider action on a Coastal Development Permit to allow a Lot Line Adjustment of equal exchange of 29,432 sq. ft. between two (2) contiguous legal lots of record: Assessor's Parcel Number 181-151-003-000 (Parcel A, Sheppard) (3.9 acres) and Assessor's Parcel Number 181-151-001-000 (Parcel B, Goldberg), (4.2 acres), resulting in Parcel A (3.9 acres) and Parcel B (4.2 acres), respectively.
Project Location: 835 and 855 Elkhorn Rd, Royal Oaks, North County Land Use Plan
Proposed CEQA Action: Categorically Exempt per Section 15305(a) of the

CEQA Guidelines.

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

- 11. PC 17-012 PLN160481 - REGAN**
Public hearing to consider action on a Coastal Development Permit allowing a Lot Line Adjustment between two legal lots of record: Assessor's Parcel Number 243-112-025-000 (Lot 1) (2.71 acres) and Assessor's Parcel Number 243-112-026-000 (Lot 2) (5.81 acres) resulting in Lot 1 (2.46 acres) and Lot 2 (6.06 acres) respectively.
Project Location: 53A Riley Ranch Road, Carmel, Carmel Area Land Use Plan area
Proposed CEQA Action: Categorically Exempt per Section 15305(a) of the CEQA Guidelines

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

- 12. PC 17-009 PLN160253 - GARIBALDI (CONTINUED FROM JANUARY 25, 2017)**
Public hearing to consider action on a Design Approval to allow the construction of a single family dwelling.
Project Location: 1030 Marcheta Lane, Pebble Beach, Greater Monterey Peninsula Area Plan.
Proposed CEQA Action: Categorically Exempt per CEQA Guidelines Section 15303(a).

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Discussion](#)
 [Exhibit C - Draft Resolution](#)
 [Exhibit D - Vicinity Map](#)
 [Exhibit E - Proposed Colors](#)
 [Exhibit F - LUAC Minutes](#)
 [Exhibit G - Comparison of nearby lot development](#)
 [Exhibit H - Arborist Report by Frank Ono dated January 27, 2016](#)
 [Exhibit I - Arborist Report by Maureen Hamb dated March 2016](#)
 [Exhibit J - Arborist Report by Frank Ono dated November 2, 2016](#)
 [Exhibit K - Arborist Report by Maureen Hamb dated November 2, 2016](#)
 [Exhibit L - Arborist Report by Maureen Hamb dated January 13, 2017](#)
 [Exhibit M - Comments from Neighbors](#)
 [Exhibit N - Neighborhood Areal Plan](#)

- 13. PC 17-013 PLN150548 - 3196 LLC**
Public hearing to consider action on a Combined Development Permit and Design Approval to demolish a single-family dwelling and attached garage, and construct a new single-family dwelling, detached garage and accessory dwelling unit. Proposed development would occur within 100 feet of environmentally sensitive habitat and within an area of cultural sensitivity.
Project Location: 3196 17-Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone
Proposed CEQA Action: Categorically Exempt per Section 15302 of the CEQA Guidelines.

Attachments: [Exhibit A - Discussion](#)
 [Exhibit B - Draft Resolution](#)
 [Exhibit C - Vicinity Map](#)
 [Exhibit D - Del Monte Forest LUAC Minutes](#)

OTHER MATTERS

DEPARTMENT REPORT

ADJOURNMENT