

# **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, May 31, 2017**

**9:00 AM**

### **Monterey County Planning Commission**

*Don Rochester, Chair  
Keith Vandever, 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 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.*

**APPROVAL OF MINUTES**

**9:00 A.M. - SCHEDULED MATTERS**

1. PC 17-034 **PLN140863 - FIRST BAPTIST CHURCH (CONTINUED FROM FEBRUARY 22, 2017)**  
Continue the hearing on the project (PLN140863) to June 28, 2017, for consideration of converting a single-family dwelling into a church.  
**Project Location:** 19345 Cachagua Road, Carmel Valley, Cachagua Area Plan  
**Attachments:** [Staff Report](#)
2. PC 17-035 **PLN160108 - OROSCO (BROOKS)**  
Public hearing to consider action on a request for after-the-fact permits to allow development on slopes exceeding 30%, including construction of retaining walls and additions to an existing single family dwelling (Code Enforcement Case 14CE00255).  
**Project Location:** 47070 Highway 1, Big Sur, Big Sur Coast Land Use Plan  
**Proposed CEQA action:** Statutorily Exempt per Section 15270(a) of the CEQA Guidelines.

**Attachments:**    [Staff Report](#)  
[Exhibit A - Project Data sheet](#)  
[Exhibit B - Project Plans](#)  
[Exhibit C - Big Sur LUAC Minutes](#)  
[Exhibit D - Vicinity Map](#)  
[Exhibit E - Letter from Applicant](#)  
[Exhibit F - Photo](#)

3.      PC 17-033      **REF100042/REF130043 SHORT-TERM RENTAL ORDINANCES  
(CONTINUED FROM MAY 10, 2017)**
- a.    Conduct a public hearing to obtain input on preliminary draft regulations of short-term rentals for overnight accommodations in residential areas in the unincorporated area of Monterey County except the Big Sur Coast Land Use Planning Area; and
  - b.    Provide direction to staff.  
(Countywide, coastal and non-coastal)
- Proposed CEQA Action:** CEQA review to be conducted based on regulations developed.

**Attachments:**    [Staff Report](#)  
[Exhibit A - May 10, 2017 Short-Term Rental Staff Report](#)  
[Exhibit B - Communications](#)

## **OTHER MATTERS**

4.      PC 17-036      a.    Appoint Linda Agrati to the Greater Monterey Peninsula Land Use Advisory Committee.
- b.    Appoint Debra Torres to the Castroville Land Use Advisory Committee.
- c.    Appoint Monique Rodriguez to the Castroville Land Use Advisory Committee.
- d.    Appoint Reynado Garcia to the Castroville Land Use Advisory Committee.

## **DEPARTMENT REPORT**

## **ADJOURNMENT**

