

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, June 28, 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 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.

9:00 A.M. - SCHEDULED MATTERS

1. PC 17-047 **PLN170126 - PATTERSON**
Public hearing to consider permits for the construction of a single-family dwelling with amenities and removal of six Monterey Pine trees.
Project Location: 3078 Forest Way, Pebble Beach, Greater Monterey Peninsula Area Plan
Proposed CEQA action: Categorically Exempt per Section 15303 of the CEQA Guidelines

Attachments: [Staff Report](#)
[Exhibit A - Project Data](#)
[Exhibit B - Del Monte Forest LUAC Minutes](#)
[Exhibit C - Draft Resolution](#)
[Exhibit D - Vicinity Map](#)
[Exhibit E - Arborist Report](#)
[Exhibit F - Final Map](#)
2. PC 17-045 **PLN150082 - INDIAN SPRINGS**

Public hearing to consider a wireless communication facility, pending amendment of the Conservation and Scenic Easement Deed and consider recommendation to the Board of Supervisors to amend the Conservation and Scenic Easement.

Project Location: 22400 Indian Springs Road, Salinas, Toro Area Plan

Proposed CEQA Action: Adopt a Negative Declaration

Attachments: [Staff Report](#)

[Exhibit A - Project Data Sheet](#)

[Exhibit B - Project Discussion](#)

[Exhibit C - Draft Resolution](#)

[Exhibit D - Toro LUAC Minutes](#)

[Exhibit E - 093015 PC Staff Report](#)

[Exhibit F - PC Resolution No. 15-049](#)

[Exhibit G - Negative Declaration](#)

[Exhibit H - FCCC Assessment](#)

[Exhibit I - Photo Simulation](#)

[Exhibit J - CEQA Comments](#)

3. PC 17-046

PLN160859 - S&S LAND DEVELOPMENT CO.

PLN160860 - PICK-N-PULL AUTO DISMANTLERS

PLN160861 - GERALD & DEBORAH CUTLER

Public hearing to consider amendments to three previously approved Combined Development Permits, consisting of Coastal Development Permits (PLN030510; PLN030498; and PLN030501) and associated General Development Plan to allow improvements to an existing storm water treatment system.

Project Location: 516A, 516B, and 516C Dolan Road, Moss Landing, North County Coastal Land Use Plan

Proposed CEQA action: Addendum to a previously adopted Mitigated Negative Declaration

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheets](#)
 [Exhibit B - Discussion](#)
 [Exhibit C - North County Coast LUAC Minutes](#)
 [Exhibit D - Draft Resolutions](#)
 [Exhibit E - Vicinity Maps](#)
 [Exhibit F - Addendum to MND](#)
 [Exhibit G - Previous MND and Previous Addendum](#)
 [Exhibit H - Planning Commission Resolutions](#)
 [Exhibit I - ERF Appeal Letter](#)
 [Exhibit J - ERF CDP Appeal Withdrawal Letter and Consent Decree](#)
 [Exhibit K - Reports](#)

10:30 A.M. - SCHEDULED MATTERS

4. PC 17-042 **REF100042/REF130043 SHORT-TERM RENTAL ORDINANCES
(CONTINUED FROM MAY 31, 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 - 053117 STR Staff Report](#)
 [Exhibit B - Communications](#)

OTHER MATTERS

5. PC 17-043 Appoint Bart J. Bruno to the Del Monte Forest Land Use Advisory Committee.
6. PC 17-044 Accept the Resignation of Doug Renick from the Del Monte Forest Land Use Advisory Committee.

DEPARTMENT REPORT

ADJOURNMENT