

# **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, August 9, 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.*

**APPROVAL OF MINUTES**

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

1. PC 17-053 **PLN140863 - FIRST BAPTIST CHURCH**  
**(CONTINUED FROM JANUARY 11, FEBRUARY 22, MAY 31, AND JULY 26, 2017)** Public hearing to consider action on a Use Permit to convert a single-family dwelling into a church.  
**Project Location:** 19345 Cachagua Road, Carmel Valley, Cachagua Area Plan  
**Proposed CEQA Action:** Adopt Negative Declaration per Section 15074 of the CEQA Guidelines.

**Attachments:**    [Staff Report](#)  
                              [Exhibit A – Discussion](#)  
                              [Exhibit B – Draft Resolution](#)  
                              [Exhibit C – Vicinity Map](#)  
                              [Exhibit D – Cachagua LUAC Minutes](#)  
                              [Exhibit E – Negative Declaration and Initial Study](#)  
                              [Exhibit F – Comments on the Negative Declaration and Responses to Comments](#)  
                              [Exhibit G – Public Correspondence \(received since January 11, 2017\)](#)  
                              [Exhibit H – Applicant TMF Correspondence \(June 30, 2017\)](#)

2.        PC 17-055        **PLN160695 - CRUZ**  
Public hearing to consider action on a Lot Line Adjustment between two legal lots of record: Assessor's Parcel Number 181-061-035-000 (Parcel A, 3.42 acres) and Assessor's Parcel Number 181-061-036-000 (Parcel B, 21.82 acres) resulting in Lot 1 (13.78 acres) and Lot 2 (11.46 acres) respectively.  
Proposed Location: 1084 B, F, H & 1084 J San Miguel Canyon Road, Royal Oaks  
**Proposed CEQA Action:** Categorically Exempt per Section 15305(a) of the CEQA Guidelines  
1084 B, F, H & 1084 J San Miguel Canyon Road, Royal Oaks

**Attachments:**    [Staff Report](#)  
                              [Exhibit A - Project Data Sheet](#)  
                              [Exhibit B - Draft Resolution](#)  
                              [Exhibit C - Vicinity Map](#)  
                              [Exhibit D - LUAC Minutes](#)  
                              [Exhibit E - Reso 84-34 \(permit for 3rd structure parcel B\)](#)

3.        PC 17-054        **PLN160117 - EL WHY SQUARE LLC**  
Public hearing to consider the demolition/construction of a new single-family dwelling and restoration of Monterey cypress habitat within 100 feet of ESHA and within 750 feet of a known archaeological resource.  
**Project Location:** 3168 Seventeen Mile Drive, Pebble Beach  
**Proposed CEQA Action:** Adopt a Mitigated Negative Declaration

**Attachments:**    [Staff Report](#)  
                              [Exhibit A - Project Data Sheet](#)  
                              [Exhibit B – Discussion](#)  
                              [Exhibit C – Draft Resolution](#)  
                              [Exhibit D – LUAC Minutes](#)  
                              [Exhibit E – Vicinity Map](#)  
                              [Exhibit F – Initial Study-Negative Declaration](#)  
                              [Exhibit G – Comments on Initial Study-Negative Declaration](#)

## **OTHER MATTERS**

### **DEPARTMENT REPORT**

4. PC 17-057 2017 Annual Joint-Meeting of the Land Use Advisory Committees and the Planning Commission Selection Date.
5. PC 17-056 Provide an update on the 2016 Annual Progress Report on the Monterey County 2010 General Plan Implementation & 2016 Annual Housing Progress Report (REF170007)

**Attachments:** [2016 Annual Progress Rpt](#)

## **ADJOURNMENT**