

# **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 30, 2017**

**9:00 AM**

**Board Chamber**

### **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 17-070 **PLN1160800 - GREEN VALLEY FLORAL/LGS FARMS INC.**  
Public hearing to consider allowing medical cannabis cultivation and nursery operations within existing greenhouses and warehouses in the Farmland zoning district.  
**Project Location:** 460 Old Stage Road, Salinas, Greater Salinas Area Plan  
**Proposed CEQA action:** Categorically Exempt per Section 15301 of the CEQA Guidelines  
  
**Attachments:** [Staff Report](#)  
[Exhibit A - Draft Resolution](#)  
[Exhibit B - Vicinity Map](#)
2. PC 17-075 **PLN170465 - R&Q Mall Properties LLC (Casa Boronda Agricultural Employee Housing)**  
Public hearing to consider a Lot Line Adjustment to merge three legal lots of record of approximately 1.21 acres (Assessor's Parcel Number

261-041-024-000), 1.39 acres (Assessor's Parcel Number 261-041-025-000) and 1.36 acres (Assessor's Parcel Number 261-410-026-000), resulting in one legal lot of 3.96 acres and develop a 75-unit Agricultural Employee Housing Complex.

**Project Location:** 1144 Madison Lane, Salinas, Greater Salinas Area

**Proposed CEQA action:** Adopt a Mitigated Negative Declaration

**Attachments:** [Staff Report](#)

[Exhibit A - Project Data Sheet](#)

[Exhibit B - Agricultural Advisory Committee Draft Minutes](#)

[Exhibit C - Draft Resolution](#)

[Exhibit D - Vicinity Map](#)

[Exhibit E - General Development Plan](#)

[Exhibit F - Initial Study MND](#)

[Exhibit G - Comment Letter City of Salinas](#)

[Exhibit H - Trip Reduction Plan](#)

[Exhibit I - Resolution 08013](#)

**3. PC 17-073**

**PLN150669 - NASE WERNER JR. TRUST**

Public hearing to consider the construction of a single-family residence which will require the removal of a maximum of 46 Monterey pines and the removal and off-site transplantation of approximately 437 individual Yadon's piperia (ESHA).

**Project Location:** 1412 Lisbon Lane, Pebble Beach, Del Monte Forest

**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 - Mitigated Negative Declaration \(Draft Initial Study\)](#)

[Exhibit E - Mitigation and Monitoring Plan](#)

[Exhibit F - Tree Resource Assessment Management Plan](#)

[Exhibit G - Vicinity Map](#)

[Exhibit H - Del Monte Forest Land Use Advisory Committee \(LUAC\) Minutes](#)

**4. PC 17-072**

**PLN160647 - RAJAGOPALAN VIDYA & SRIBALAN SANTHANAM TRS**

Public hearing to consider the construction of a new single family dwelling and conversion of a test well to a production well within 750 feet of a known archaeological site and within 100 feet of environmentally sensitive habitat (ESHA).

**Project Location:** 31613 Highway 1, Carmel, Big Sur Coast Land Use Plan

**Proposed CEQA Action:** Adopt Mitigated Negative Declaration

**Attachments:**    [Staff Report](#)  
                          [Exhibit A - Project Data Sheet](#)  
                          [Exhibit B - Draft Resolution](#)  
                          [Exhibit C - Vicinity Map](#)  
                          [Exhibit D - Initial Study and Mitigated Negative Declaration](#)  
                          [Exhibit E - Reports](#)  
                          [Exhibit F - Minutes - Big Sur Coast LUAC - 013117](#)

**5.        PC 17-074**

**PLN130339 - COLLINS**

Public hearing to consider recommendation to the Board of Supervisors to amend the Local Coastal Program rezoning 2.0 acres of a 30-acre parcel from Resource Conservation, Coastal Zone ["RC(CZ)"] to Watershed and Scenic Conservation, Special Treatment, Coastal Zone ["WSC/SpTr(CZ)"] to allow establishment of a domestic well, removal of two Monterey pine trees and construction of a new single-family dwelling where some of the development would occur on slopes in excess of 30% and within 100 feet of an environmentally sensitive habitat area (ESHA).

**Project Location:** 83 Mt. Devon Road, Carmel (APN: 241-021-007-000)

**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 and Negative Declaration](#)  
                          [Exhibit G - Comments on Initial Study and Negative Declaration](#)  
                          [Exhibit H - Applicant Response to Comments](#)  
                          [Exhibit I - Carmel Area Land Use Plan Findings of Approval \(Excerpt\)](#)  
                          [Exhibit J - LCP Periodic Review Update \(Excerpt\)](#)  
                          [Exhibit K - Figure 2 - Special Treatment Areas of the CAR LUP](#)

**6.        PC 17-071**

**PLN120587 - HUGO, H AND LINDA TRS**

Public hearing to consider allowing the Transient Use of an existing two-story, 8 bedroom/8 bathroom single family residential property for remuneration (aka Short Term Rental).

**Project Location:** 583 Viejo Road, Carmel (Assessor's Parcel Number 103-031-004-000), Greater Monterey Peninsula Area Plan.

**CEQA Action:** Categorically Exempt per Section 15301 of CEQA Guidelines

- Attachments:**    [Staff Report](#)  
                              [Exhibit A - Project Data Sheet](#)  
                              [Exhibit B - Discussion](#)  
                              [Exhibit C - Draft Resolution](#)  
                              [Exhibit D - Vicinity Map](#)  
                              [Exhibit E - Road Easement Deed and Maintenance Agreement](#)  
                              [Exhibit F - LUAC Minutes \(8-24-14 and 5-17-17\)](#)

## **OTHER MATTERS**

- 7a.**     PC 17-058     Reappoint the following to the Big Sur Land Use Advisory Committee:
- David Smiley
  - Steve Beck
  - S Richard Ravich
- 7b.**     PC 17-059     Reappoint the following to the Cachagua Land Use Advisory Committee:
- Sarah Haussermann
  - Kathy Hebermann
  - Matthew Shea
- 7c.**     PC 17-060     Accept the resignation of Petter “Tony” Scardina from the Cachagua Land Use Advisory Committee.
- 7d.**     PC 17-061     Reappoint the following to the Carmel Unincorporated/Highlands Land Use Advisory Committee:
- Barbara Rainer
  - Clyde Freedman
- 7e.**     PC 17-062     Reappoint the following to the Carmel Valley Land Use Advisory Committee:
- Janet Brennan
  - David Burbidge
  - Neil Agron
- 7f.**     PC 17-063     Reappoint the following to the Castroville Land Use Advisory Committee:
- Ronald Stefani
  - Richard Coffelt
- 7g.**     PC 17-064     Reappoint the following to the Del Monte Forest Land Use Advisory Committee:
- Sandy Getreu
  - Kimberly Caneer
  - Rick Verbanec

- 7h.** PC 17-065 Reappoint the following to the North County Land Use Advisory Committee:
- David Evans
  - Emily Tafoya
  - Michael Mastroianni
- 7i.** PC 17-066 Reappoint Caroline Kenyon to the South County Land Use Advisory Committee.
- 7j.** PC 17-067 Accept the resignation of Carla Martinez from the South County Land Use Advisory Committee.
- 7k.** PC 17-068 Reappoint Scott Henningsen to the Spreckels Neighborhood Design Review Committee.
- 7l.** PC 17-069 Reappoint the following the Toro Land Use Advisory Committee:
- Mike Weaver
  - Michael Mueller
  - Beverly Bean
  - Lauren Keenan
  - Robert Rieger

## **DEPARTMENT REPORT**

**Receive verbal update on the Planning Commission Minutes.**

## **ADJOURNMENT**