

# **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, September 13, 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 COMMENTS**

*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**

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

- PLN150082 - INDIAN SPRINGS RANCH PROP OWNERS (VERIZON WIRELESS)**  
**(CONTINUED FROM JUNE 28, 2017)**  
Public hearing to consider recommending the Board of Supervisors amend the Conservation and Scenic Easement and approve construction of a wireless communication facility, pending amendment of the Conservation and Scenic Easement Deed.  
**Project Location:** 22400 Indian Springs Road, Salinas, Toro Area Plan (Assessor's Parcel Number 139-111-011-000)  
**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 - Federal Communications Commission Compliance Assessment](#)  
[Exhibit E - Photo Simulation](#)  
[Exhibit F - Toro LUAC Minutes](#)  
[Exhibit G - Negative Declaration](#)  
[Exhibit H - CEQA Comments](#)

**2.                    PLN170160 - WALDROUP**

Continue the public hearing on the Waldroup application (PLN170160) to a date uncertain, for consideration of an after-the-fact Use Permit and Restoration Plan for unpermitted removal of 7 oak trees. (Code Enforcement 15CE00085).

**Project Location:** 32 Miramonte Road, Carmel Valley, Carmel Valley Master Plan

**Proposed CEQA Action:** Negative Declaration

**Attachments:**    [Staff Report](#)

**3.                    PLN160746 - LEWIS WILLIAM R MD & DUNCAN B LEWIS TRS**

Public hearing to consider a Short Term Rental as an *other residential uses of a similar character, density and intensity* to a Bed and Breakfast in the coastal zone.

**Project Location:** 3384 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-393-006-000), Del Monte Forest Land Use Plan, Coastal Zone.

**CEQA Action:** Action to deny a project is Statutorily Exempt from per Section 15270 of CEQA Guidelines

**Attachments:**    [Staff Report](#)  
[Exhibit A - Draft Resolution](#)  
[Exhibit B - Vicinity Map](#)  
[Exhibit C - LUAC Minutes \(5-18-17\) with attachments submitted at the meeting](#)

**OTHER MATTERS**

**DEPARTMENT REPORT**

**ADJOURNMENT**