

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 27, 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

1. PC 17-081 **PLN120587 - HUGO, H AND LINDA TRS (CONTINUED FROM AUGUST 30, 2017)**
Public hearing to deny the application for an Administrative Permit for 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: Statutorily Exempt per Section 15270 of CEQA Guidelines
Attachments: [Staff Report](#)
[Exhibit A - Draft Resolution](#)
2. PC 17-079 **PLN130339 - COLLINS**
Public hearing, continued from August 30, 2017, to: adopt a resolution recommending the Board of Supervisors not adopt the Mitigated Negative Declaration and not adopt

an ordinance to rezone; and adopt a resolution to continue the hearing on the Combined Development Permit to a date uncertain, after the determination of the rezoning request.

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

Proposed CEQA Action: Mitigated Negative Declaration Prepared

Attachments: [Staff Report](#)

[Exhibit A - Draft Resolution for Rezone](#)

[Exhibit B - Draft Resolution for Combined Development Permit](#)

[Exhibit C - Public Comment](#)

3. PC 17-080

REF150048 - CANNABIS ORDINANCES UPDATE WORKSHOP

Public workshop to:

- a. Receive a presentation regarding changes in state law for licensing commercial cannabis activities;
- b. Receive a presentation of draft ordinances amending Monterey County code including: 1) the inland Zoning Ordinance (Title 21); 2) the coastal Zoning Ordinance (Title 20); the Commercial Medical Cannabis Business Licenses regulations (Chapter 7.90); 3) the Business License requirements (Chapter 7.02); and a text amendment to the North County Land Use Plan to update regulations for permitting commercial cannabis activities including both medicinal and adult-use/recreational cannabis activities and other changes based on state law; and
- c. Provide direction to staff.

Location: County-wide

Proposed CEQA action: Workshop is Statutorily Exempt per Section 15262

Attachments: [Staff Report](#)

[Exhibit A - Project Discussion](#)

[Exhibit B - Draft Ordinance amending Chapter 21.67, Title 21, Inland \(redline\)](#)

[Exhibit C - Draft Ordinance amending Chapter 20.67, Title 20, Coastal \(redline\)](#)

[Exhibit D - Draft text amendments to North County Land Use Plan \(redline\)](#)

[Exhibit E - Draft Ordinance amending Chapter 7.90 \(redline\)](#)

[Exhibit F - Draft Ordinance amending Chapter 7.02 \(redline\)](#)

[Exhibit G - RMA Cannabis Memos on Process and Good Standing](#)

4. PC 17-082

PLN160859 - S&S Land Development Co.

PLN160860 - Pick-N-Pull Auto Dismantlers

PLN160861 - Gerald & Deborah Cutler

Confirm approval of resolutions incorporating the complete list of conditions for amendments to three previously approved Combined Development Permits (PLN030510 & PLN140713; PLN030498 & PLN140677; and PLN030501 & PLN140714) 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: Organizational Activity not a project per Section

Attachments: [Staff Report](#)

OTHER MATTERS

DEPARTMENT REPORT

ADJOURNMENT