

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, November 29, 2017

9:00 AM

Special Meeting

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 – Schilling Campus, 1441 Schilling Place – South, 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	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.

9:00 A.M. - SCHEDULED MATTERS

**1. REF120030 - DEVELOPMENT EVALUATION SYSTEM
(COUNTY OF MONTEREY)**

Public workshop to:

- a. Receive a presentation updating the Planning Commission on the status of the Development Evaluation System (DES) including outcomes and recommendations from a public DES workgroup; and
- b. Provide direction to staff.

Project Location: County Wide

Proposed CEQA Action: Statutorily Exempt pursuant to Section 15262 of the CEQA Guidelines

Attachments: [Staff Report](#)
[Exhibit A - Discussion](#)
[Exhibit B - DES Work Group Question Summary](#)
[Exhibit C - DES Evaluation 2 steps Process](#)
[Exhibit D - Breakout Group Question Summary](#)

2. REF100042/REF130043 - SHORT-TERM RENTAL ORDINANCES

- 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 Plan Area;
- b. Provide direction whether to include the Big Sur Coast Land Use Planning Area in the proposed regulations for short-term rentals; and
- c. Provide direction to staff relative to draft regulations and process.

(Countywide, coastal and non-coastal)

Proposed CEQA Action: CEQA review to be conducted based on regulations developed.

Attachments: [Staff Report](#)

[Exhibit A - Correspondence - June 28, 2017 - November 8, 2017](#)

[Exhibit B - Annual Report for the General Plan and Housing Element - 7-18-17](#)

[Exhibit C - Preliminary Draft Ordinance \(Version 2017.11.18\)](#)

[Exhibit D - STR Draft Ordinance Permit Process Flow Chart](#)

[Exhibit E - STR Draft Ordinance Rules & Standards Summary](#)

[Exhibit F - STR Draft Ordinance Code Compliance Summary](#)

[Exhibit G - Proposed Zoning Districts where STRs Allowed](#)

[Exhibit H - Draft Application Check List and Materials](#)

OTHER MATTERS

3. Appoint Michael Hulfactor to the Carmel Unincorporated/Highlands Land Use Advisory Committee.

DEPARTMENT REPORT

ADJOURNMENT