

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, February 14, 2018

9:00 AM

Monterey County Planning Commission

*Keith Vandevere, Chair
Melissa Duflock, 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	Francisco Javier Mendoza
Martha Diehl	Cosme Padilla
Melissa Dufflock	Amy Roberts
Paul C. Getzelman	Keith Vandever
Jose Mendez	Jon Wizard

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. MONTEREY COUNTY PLANNING COMMISSION**
Planning Commission Nomination Committee presents nominations to elect for new Chair and Vice-Chair.
- 2. PLN160374 - ARMSTRONG SANDHILL RANCH**
Public hearing to consider a merger and re-subdivision (minor subdivision) to divide two legal lots totaling 1,477 acres into four lots of record and a remainder parcel.
Project Location: 14995 Del Monte Boulevard, Marina
Proposed CEQA Action: Negative Declaration

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Resolution](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - North County LUAC](#)
[Exhibit E - Email\(s\) from City of Marina - Processing of Permit](#)
[Exhibit F - Initial Study, Negative Declaration](#)
[Exhibit G - Comment Letter from Ms. Sandra Bennett](#)
[Exhibit H - LAFCO Map date December 14, 2012](#)
[Exhibit I - Volume 7 of Survey Maps Page 102](#)

3. REF150048 - CANNABIS REGULATIONS - SETBACKS

Public hearing to consider coastal and non-coastal zoning ordinances amending setback requirements between:

- a. Commercial cannabis retailers (dispensaries); and
- b. All commercial cannabis activities and schools, public parks, playgrounds, day care centers, and youth centers.

Project Location: County Wide

Proposed CEQA Action: Statutorily Exempt pursuant to Business and Professions Code Section 26055(h), and Section 15282 of the CEQA Guidelines.

Attachments: [Staff Report](#)
[Exhibit A - Draft Resolution](#)
[Exhibit B - Draft ordinance amending Title 21 \(redline version\)](#)
[Exhibit C - Title 20 amending Title 20 \(redline version\)](#)
[Exhibit D - Research and publication references](#)

4. PLN150150 - LUNDQUIST

Public hearing to consider demolition and construction of a single-family dwelling and accessory structures; development on slopes exceeding 30 percent; development within 100 feet of environmentally sensitive habitat (Monterey cypress habitat); development within 750 feet of known archaeological resources; and removal of one dead Monterey cypress tree.

Project Location: 3224 17-Mile Drive, Pebble Beach, Del Monte Forest, Coastal Zone

Proposed CEQA Action: Addendum to a previously-adopted Mitigated Negative Declaration pursuant to Section 15164 of the CEQA Guidelines.

Attachments: [Staff Report](#)
[Exhibit A - Discussion](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Del Monte Forest Land Use Advisory Committee Minutes](#)
[Exhibit D - Vicinity Map](#)
[Exhibit E - Addendum](#)
[Exhibit F - Mitigated Negative Declaration-Initial Study](#)
[Exhibit G - Planning Commission Resolution No. 13-007](#)

OTHER MATTERS

DEPARTMENT REPORT

ADJOURNMENT