

Monterey County

*Monterey County Planning Commission
Monterey County Government Center - Board of Supervisors Chambers
168 W. Alisal St.
Salinas, CA 93901*



Meeting Agenda - Final-revised

Wednesday, February 28, 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.

PLEDGE OF ALLEGIANCE

ROLL CALL

<i>Ana Ambriz</i>	<i>Francisco Javier Mendoza</i>
<i>Martha Diehl</i>	<i>Cosme Padilla</i>
<i>Melissa Dufflock</i>	<i>Amy Roberts</i>
<i>Paul C. Getzelman</i>	<i>Keith Vandever</i>
<i>Jose Mendez</i>	<i>Jon Wizard</i>

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. **PLN160608 - BAILEY**
(CONTINUED FROM OCTOBER 26, 2018 AND DECEMBER 13, 2018)
Continue PLN160608 to March 28, 2018, for consideration of a Combined Development Permit to improve an existing single family dwelling within 100 feet of ESHA to allow additional time to prepare and circulate an Initial Study to determine potentially significant impacts to the environment.
Project Location: 3257 17 Mile Drive, Pebble Beach
Proposed CEQA action: Initial Study

Attachments: [Staff Report](#)
2. **PLN150805 - Lobos Ridge**
Public hearing to consider establishing building areas for future residential and ancillary development (i.e. Accessory Dwelling Unit (ADU), guesthouse, garage, non-habitable accessory structures, septic and leach field system, etc.)
Project Location: Easterly of State Highway One and Point Lobos State Park at 3400 Red Wolf Drive, Carmel.
CEQA Action: Mitigated Negative Declaration per Section 15074 of CEQA Guidelines

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - LUAC Minutes 12-21-15](#)
[Exhibit D - Initial Study Mitigated Negative Declaration](#)
[Exhibit E - Comments on the MND](#)
[Exhibit F - Vicinity Map](#)

10:30 A.M. - SCHEDULED MATTERS

3. GPZ090005 - MOSS LANDING COMMUNITY PLAN

Public workshop to:

- a. Receive a presentation updating the Planning Commission on the status of the Moss Landing Community Plan;
- b. Review the draft Moss Landing Community Plan and the recommendations of the Moss Landing Community Plan Update Committee; and
- c. Review and provide direction to staff regarding the process for holding Planning Commission workshops on the Moss Landing Community Plan.

Project Location: Moss Landing

Proposed CEQA Action: Environmental Impact Report (EIR) is being prepared.

Attachments: [Exhibit A - Discussion](#)
[Exhibit B - Draft Moss Landing Community Plan \(August 2017\)](#)
[Staff Report](#)
[Exhibit C - Moss Landing Community Plan Update Committee Recommendation](#)
[Exhibit D - Working Draft Amended Coastal Implementation Plan](#)
[Exhibit E - Working Draft North County Land Use Plan](#)
[Exhibit F - Board of Supervisors Staff Report for January 27, 2009 Meeting](#)

OTHER MATTERS

- 4. Appoint Cheryl L. Lambert to the North County Land Use Advisory Committee.**

DEPARTMENT REPORT

- 5. Receive a report on the number of trees approved for removal in 2017**

Attachments: [PC Memo Tree Removed in 2017](#)

ADJOURNMENT