

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, March 28, 2018

9:00 AM

Monterey County Planning Commission

*Keith Vandever, Chair
Paul Getzelman, 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 Vandevere
Ernesto G. Gonzales	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.

ACCEPTANCE OF MINUTES

- A. Acceptance of the November 9, 2016 Planning Commission Meeting Minutes.

Attachments: [Draft PC Minutes 110916](#)

9:00 A.M. – SCHEDULED MATTERS

1. **PLN170832 - CHEMICAL LIME COMPANY (LHOIST)**
Public hearing to consider a height exception for a new structure approximately 57 feet high as part of an existing quarry in the Heavy Industrial Zoning District.
Project Location: 11771 Old Stage Road, Salinas, Greater Salinas Area Plan
CEQA Action: Categorically Exempt per Section 15302 (Replacement or Reconstruction) of the CEQA Guidelines.

Attachments: [Staff Report](#)
[Exhibit A - Design Approval Application](#)
[Exhibit B - Vicinity Map](#)
[Exhibit C - Visual Analysis prepared by Lhiost and confirmed by staff](#)
[Exhibit D - Applicant's letter requesting Planning Commission approval](#)
[Exhibit E - Cubical Contents Example](#)

2. **PLN170911 - PATTERSON MACKENZIE C JR & JUNGWIRTH CAROL**

Public hearing to consider construction of a new 2,000 square foot single family dwelling and removal of 5 oak trees.

Project Location: 25345 Tierra Grande Drive, Carmel, CA 93923

Proposed CEQA action: Categorically Exempt per Section 15303 of the CEQA Guidelines

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Vicinity Map](#)
 [Exhibit C - Visual Simulations Revision](#)
 [Exhibit C - Visual Simulations](#)
 [Exhibit D - Arborist Report](#)
 [Exhibit E - Letter from Arborist](#)
 [Exhibit F - Carmel Valley LUAC Minutes](#)
 [Exhibit G - Letter Received](#)

3. PLN150150 - LUNDQUIST (Continued from February 14, 2018)

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 - Resolution](#)
 [Exhibit C - Del Monte Forest Land Use Advisory Committee Minutes \(June 4, 2013\)](#)
 [Exhibit D - Vicinity Map](#)
 [Exhibit E - Addendum](#)
 [Exhibit F - Mitigated Negative Declaration - Initial Study](#)
 [Exhibit G - Planning Commission Resolution No. 13-007 \(March 13, 2013\)](#)
 [Exhibit H - Del Monte Forest Land Use Plan Policy 20 \(effective February 7, 2013\)](#)
 [Exhibit I - Coastal Implementation Plan Section 20.147.040.D.2](#)
 [Exhibit J - February 14th Planning Commission Staff Report](#)

4. PLN160608 - BAILEY
(Continued from October 26, 2017, December 13, 2017 and February 28, 2018)

Public hearing to consider the remodel of an existing one-story, single family dwelling adding 3,852 total square feet and 5,928 square feet of new and re-paved areas within 100 feet of environmentally sensitive habitat area (ESHA: Monterey Cypress habitat, Monterey Pine, Coast Live Oak)

Project Location: 3257 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan

Proposed CEQA action: Adopt Mitigated Negative Declaration

Attachments: [Staff Report](#)

[Exhibit A - Project Data Sheet](#)

[Exhibit B - Historic Assessments \(LIB170209\)](#)

[Exhibit C - Vicinity Map](#)

[Exhibit D - Draft Resolution](#)

[Exhibit E - Historic Resources Review Board Resloution No. 160608](#)

[Exhibit F - DMF-LUAC Minutes, October 5, 2017](#)

[Exhibit G - DMF LUP Figure 2a](#)

[Exhibit H - Biotic Report \(LIB170360\), August 14, 2017](#)

[Exhibit I - Tree Resource Assessment \(LIB170359\), July 17, 2017](#)

[Exhibit J - Staff Photos, site visit conducted on September 8, 2017](#)

[Exhibit K - Del Monte Forest ARB \(Pebble Beach Company\)](#)

[Exhibit L - Tree Removal Permits](#)

[Exhibit M - Letter from Anthony Lombardo, Esq.](#)

OTHER MATTERS

5. Receive a report on the Salinas Valley Basin Groundwater Sustainability Planning Process.

DEPARTMENT REPORT

Short-Term Rentals Land Use Advisory Committee Schedule.

Attachments: [Memorandum - Short - Term Rental Regulation Development - 032118](#)

ADJOURNMENT

PLANNING COMMISSION SUPPLEMENTAL

Revised Agenda Item A. (Acceptance of Minutes) on March 22, 2018 with the correct Meeting date.

Revised Agenda Item No. 2 (PLN170911 - Patterson) on March 22, 2018 to include the Revised Exhibit C.

Revised Agenda Item No. 4 (PLN160608 - Bailey) on March 22, 2018 to include Exhibit M.

Added Agenda Item No. 5. (Receive a report on the Salinas Valley Basin Groundwater Sustainability Planning Process) on March 22, 2018.

Revised to include a Memorandum regarding Short-Term Rental Regulation Development Meetings Scheduled with the Land Use Advisory Committees under Department Report on March 22, 2018.