

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, May 30, 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.

PLEDGE OF ALLEGIANCE

ROLL CALL

Ana Ambriz	Francisco Javier Mendoza
Martha Diehl	Cosme Padilla
Melissa Dufflock	Amy Roberts
Paul C. Getzelman	Keith Vandever
Ernesto G. Gonzalez	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.

APPROVAL/ACCEPTANCE OF MINUTES

A. Acceptance of the May 9, 2018 Planning Commission Meeting Minutes.

Attachments: [Draft PC Minutes-5-9-18](#)

9:00 A.M. – SCHEDULED MATTERS

- 1.** **PLN170098 - QUAIL LODGE, INC.**
Public hearing to consider an annual 3-day special event during “Car Week”.
Project Location: 26750 Rancho San Carlos Road, Carmel Valley (Assessor’s Parcel Number 157-121-027-000), Carmel Valley Master Plan
Proposed CEQA Action: Adopt a Negative Declaration

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - LUAC Minutes](#)
[Exhibit D - Initial Study-Negative Declaration](#)
[Exhibit E - RMA-Director Memo Dated May 23, 2017](#)
[Exhibit F - Vicinity Map](#)
[Exhibit G - Letter of Support](#)

**2. COUNTY OF MONTEREY CAPITAL IMPROVEMENT PROGRAM (CIP)
FOR FISCAL YEAR 2018-2019**

Consider a report to the Board of Supervisors on consistency of the Monterey County Capital Improvement Program (CIP) for Fiscal Year 2018-2019 with the 2010 General Plan (for non-coastal area) or the Local Coastal Program and the 1982 General Plan (for coastal zone), as applicable.

Project Location: County-wide

Proposed CEQA: Action: Not a project as defined in Section 15378 of the CEQA Guidelines

Attachments: [Staff Report](#)
[Exhibit A - Draft Planning Commission Resolution](#)
[Exhibit B - Draft County of Monterey Capital Improvement Program Five-Year P](#)
[Exhibit C - List of Level of Service \(LOS\) Deficient Roadways as identified in t](#)

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

Public workshop to:

- a. Consider a draft Development Evaluation System (DES), and
- b. Provide direction to staff.

Project Location: County Wide (Inland Only)

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

Attachments: [Staff Report](#)
[Exhibit A - Discussion](#)
[Exhibit B - LandWatch DES Evaluation](#)
[Exhibit C - RMA-Planning DES Evaluation](#)
[Exhibit D - November 29, 2017 Planning Commission Staff Report](#)
[Exhibit E - Policy LU-1.19](#)

OTHER MATTERS

4. Reappoint the following to the Cachagua Land Use Advisory Committee:

- Diane Miller
- Jack Galante
- 5. Reappoint the following to the Carmel Unincorporated Land Use Advisory Committee:
 - Said “Jack” Meheen
 - Robert Littell
- 6. Reappoint the following to the Carmel Valley Land Use Advisory Committee:
 - John Anzini
 - Judy MacClelland
 - David Burbidge
 - Charles Franklin
 - Brian Rasmussen
- 7. Reappoint the following to the Del Monte Forest Land Use Advisory Committee:
 - Lori Lietzke
 - June Duran Stock
 - Ned Van Roekel
- 8. Reappoint the following to the Greater Monterey Peninsula Land Use Advisory Committee:
 - Tamara Harris
 - Ron DeHoff
 - Kemay Eoyang
- 9. Reappoint the following to the North County Land Use Advisory Committee:
 - DL Grier
 - John Robinett
 - Sherry Owen
 - Lesley Noble
 - Robert McDonald
- 10. Reappoint the following to the South Coast Land Use Advisory Committee:
 - Harry Harris
 - Lindsay Romanow
- 11. Reappoint Edward C. Buntz to the South County Land Use Advisory Committee.
- 12. Reappoint the following to the Spreckels Neighborhood Design Review Committee:
 - James Riley
 - Jana Heer-Glowacki
- 13. Reappoint the following to the Toro Land Use Advisory Committee:
 - Mark Kennedy
 - Ronald Vandergrift
 - Roy Gobets
- 14. Appoint Greg Michael Traynor to the South County Land Use Advisory Committee.

15. Appoint James Kendall to the Carmel Valley Land Use Advisory Committee.

DEPARTMENT REPORT

ADJOURNMENT