

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, June 13, 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

| | |
|----------------------------|---------------------------------|
| <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>Ernesto G. Gonzalez</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.

ACCEPTANCE OF MINUTES

A. Acceptance of the February 22, 2017 Planning Commission Meeting Minutes.

Attachments: [Draft PC Minutes 02-22-17](#)

9:00 A.M. – SCHEDULED MATTERS

- 1. PLN160849 - CLIFTON HEATHER JOY & WOLSKE RUSSELL D**
Continued from April 11, 2018 and April 25, 2018 Planning Commission; public hearing to consider after-the-fact removal of 43 oak trees to clear Code Enforcement case (17CE00197), the construction of a new single family dwelling with attached guesthouse, including the removal of 25 oak trees and building a new driveway on slopes exceeding 25%.
Project Location: 26735 Laureles Grade, Carmel Valley, Toro Area Plan
Proposed CEQA Action: Adopt Mitigated Negative Declaration

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - Initial Study-Mitigated Negative Declaration](#)
[Exhibit E - Reports](#)
[Exhibit F - Correspondence](#)
[Exhibit G - Minutes - Toro LUAC, 28 August 2017](#)

2. PLN160025 and PLN160467 - GILLETTE

Public hearing to consider two separate lot line adjustments between five legal lots of record, including a lot merger between two of the lots, resulting in four legal lots of record.

Project Location: 24700 and 24718 Santa Rita Street (PLN160025), and 24725 and 24731 Camino Del Monte (PLN160467), Carmel, Carmel Area Land Use Plan, Coastal Zone

Proposed CEQA Action: Categorical Exemption pursuant to Section 15305 of the CEQA Guidelines.

Attachments: [Staff Report](#)
[Exhibit A - Draft Resolution](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - Carmel Unincorporated-Highlands LUAC Minutes \(April 4, 2016\)](#)

3. PLN170300 - PHAT, LLC (GRUPO FLOR/EAST OF EDEN CANNABIS CO.)

Public hearing to consider allowing a commercial cannabis retailer within an existing mixed-use commercial building in the Moss Landing Commercial District and Coastal Zone.

Project Location: 8022 Moss Landing Road, Moss Landing Community Plan, North County Land Use Plan (APN:133-212-002-000)

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

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Discussion](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - Draft Resolution](#)
[Exhibit E - North County LUAC Minutes](#)
[Exhibit F - Site visit photos](#)

OTHER MATTERS

4. Reappoint Mary Trotter to the Big Sur Land Use Advisory Committee.
5. Reappoint Neil Agron to the Carmel Valley Land Use Advisory Committee.
6. Reappoint Kathy Herbermann to the Cachagua Land Use Advisory Committee.
7. Reappoint Joy Jacobs to the Greater Monterey Peninsula Land Use Advisory Committee.
8. Reappoint Sherry Owen to the North County Land Use Advisory Committee.
9. Reappoint Bill “Bart” Bartosh to the South County Land Use Advisory Committee.
10. Reappoint the following to the Toro Land Use Advisory Committee:
 - Ronald Vandergrift
 - Roy Gobets
11. Accept the resignation of Bonnie Baker and Mark Kennedy from the Toro Land Use Advisory Committee.

DEPARTMENT REPORT

12. Review of Land Use Advisory Committee Procedures (Board Resolution No. 15-103)

Attachments: [Board Resolution No. 15-103](#)

ADJOURNMENT