

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, July 11, 2018

9:00 AM

Monterey County Planning Commission

*Keith Vandevere, 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 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. PLN170110 - KIND OPS CORP (KIND REAL ESTATE LLC)**
Public hearing to consider allowing commercial cannabis cultivation and nursery operations within existing greenhouses and warehouses in the Farmland zoning district.
Project Location: 2346 Alisal Road, Salinas, Greater Salinas Area Plan
Proposed CEQA action: Categorically Exempt per Section 15301 of the CEQA Guidelines

Attachments: [Staff Report](#)
[Exhibit A - Discussion](#)
[Exhibit B - Vicinity Map](#)
[Exhibit C - Draft Resolution](#)
[Exhibit D - Site Photos](#)
- 2. PLN170215 - BROWN BULB RANCH, LTD**
Public hearing to consider allowing commercial cannabis cultivation, manufacturing, and distribution uses within an Agricultural Conservation Zoning District.

Project Location: 3060 Hilltop Road, Moss Landing, North County Land Use Plan Area

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

Attachments: [Staff Report](#)
[Exhibit A - Discussion](#)
[Exhibit B - LUAC Minutes](#)
[Exhibit C - Draft Resolution](#)
[Exhibit D - Vicinity Map](#)

3. REF180021 - OIL AND GAS EXPLORATION ZONING OVERLAY WORKSHOP

Public Workshop to consider and make a recommendation to the Board of Supervisors regarding options for developing zoning regulations to delineate whether and where to prohibit new oil and gas exploration in Monterey County.

Project Location: County Wide

Proposed CEQA Action: Statutorily Exempt per section 15262 of the CEQA Guidelines.

Attachments: [Staff Report](#)
[Exhibit A - Option 1 - Board Referral Boundary Map](#)
[Exhibit B - Option 2 - Current Permit Parcel Boundary Map](#)
[Exhibit C - Option 3 - Monterey Shale Formation](#)
[Exhibit D - Option 4 - Combination](#)

10:30 A.M. - SCHEDULED MATTERS

4. REF100042/REF130043 SHORT-TERM RENTAL ORDINANCES

- a. Receive a report on Advisory Committee outreach and staff's preliminary analysis of consistency of the proposed short rental regulations with local Land Use Plans; and
- b. Conduct a public workshop and provide direction to staff for drafting of County short term rental ordinances.

Proposed CEQA Action: Categorically Exempt from the California Environmental Quality Act per Section 15306 of the CEQA Guidelines.

- Attachments:** [Staff Report](#)
[Attachment 1 - Discussion](#)
[Attachment 2 - Map of advertised STRs](#)
[Attachment 3 - Neighboring Counties' Farm Stay Policies](#)
[Attachment 4 - Minutes and Correspondence regarding STR LUAC Presentator](#)
[Attachment 5 - Correspondence](#)
[Attachment 6 - Preliminary Draft STR Ordinance](#)
[Attachment 7 - Monterey County Code Section 21.64.320](#)
[Attachment 8 - Planning Commission Letter to Board of Supervisors regarding S](#)

OTHER MATTERS

DEPARTMENT REPORT

ADJOURNMENT