

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, August 29, 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

<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

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

9:00 A.M. – SCHEDULED MATTERS

- PLN170919 - MCANDREWS & HOLSCHUH**
Public hearing to consider the removal of five (5) and replanting of 23 Coast Live Oak Trees in the Santa Lucia Preserve
Project Location: 5 Goodrich Trail, Carmel (Assessor's Parcel Number 239-102-018-000), Carmel Valley Master Plan
Proposed CEQA action: Consider an Addendum to the Potrero Supplemental Environmental Impact Report.

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - Arborist Report \(LIB170096\)](#)
[Exhibit E - Arborist Follow-up Letter](#)
[Exhibit F - Arborist Tree Recommendation](#)
[Exhibit G - Potrero Tree Status Update](#)
[Exhibit H - Addendum to Potrero SEIR](#)
[Exhibit I - Santa Lucia DRB Letter Approval of Tree Removal](#)
[Exhibit J - Forest Management Plan for Potrero](#)

- 2. PLN171029 - LEAVY-HOGLUND PENELOPE CHRISTINE TR**
Public hearing to consider a conditional certificate of compliance.
Project Location: 25735 Mesa Drive, Carmel, Carmel Area Land Use Plan,
Coastal Zone
Proposed CEQA Action: Categorical Exemption pursuant to Section 15315 of the
CEQA Guidelines.

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

- 3. PLN160344 - PHILLIPS**
Public Hearing to consider amending the Homeland Boundary of Lot 2 as shown on
the Final Map of Santa Lucia Preserve, Phase F to accommodate construction
outside of the recorded boundary;
Project Location: 2 Red Tail Trace, Carmel, Greater Monterey Peninsula Area
Plan
Proposed CEQA Action: Categorically Exempt per CEQA Guidelines Section
15317

Attachments: [Staff Report](#)
[Exhibit A - Draft Resolution](#)
[Exhibit B - Amendment Final Map Lot 2. Phase F. dated May 2016](#)

- 4. PLN180015 - ACCESSORY DWELLING UNITS REGULATIONS
UPDATE**
Request for a continuance of the public hearing to adopt an ordinance amending Title
21 (non-coastal zoning ordinance) to update the County's inland zoning regulations
for accessory dwelling units.
Proposed Location: County-wide (non-coastal)

Proposed CEQA Action: Statutorily Exempt from the California Environmental Quality Act pursuant to Public Resources Code section 21080.17 and CEQA Guidelines section 15282(h).

Attachments: [Staff Report](#)

OTHER MATTERS

5. Appoint the following to the Carmel Highlands Land Use Advisory Committee:

- Dan Keig
- Fran Leve
- Hillis J. Leon

DEPARTMENT REPORT

Verbal update on Planning Commission Referral No. 2018-09 regarding Archaeological Resources in the Carmel Point Area

ADJOURNMENT