

# **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, September 12, 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 Vandevere</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.*

**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. PLN070377-EXT1 - REGENTS OF THE UNIVERSITY OF CALIFORNIA (DON CHAPIN CONSTRUCTION COMPANY)**

Public hearing to consider extending an existing permit (PLN070377) for a mobile asphalt and concrete recycling facility involving no change in conditions.

**Project Location:** Southeast corner of Reservation Road and Imjin Road, Fort Ord Master Plan Area (Assessor's Parcel Number 031-121-002-000, no address is assigned to parcel).

**Proposed CEQA Action:** Addendum to a Mitigated Negative Declaration adopted on October 29, 1997 for PLN970390, pursuant to Section 15164(b) of the California Environmental Quality Act (CEQA).

**Attachments:**    [Staff Report](#)  
                              [Exhibit A - Project Data Sheet](#)  
                              [Exhibit B - Draft Resolution](#)  
                              [Exhibit C - Vicinity Map](#)  
                              [Exhibit D - Addendum to Mitigated Negative Declaration](#)  
                              [Exhibit E - Planning Commission Resolution No. 97076](#)

**2.                    PLN180198 - LONG (9 STORY ROAD)**

Public hearing to consider a Lot Line Adjustment between two legal lots of record to transfer 0.02 acres (780 square feet) from “Parcel C” (APN 187-541-020-000) to “Parcel D” (APN 187-541-023-000), an after the-fact Design Approval for structures including retaining walls, a tool shed, an irrigation shed, wooden fences, and a covered porch, and recommendation to the Board of Supervisors to amend Conservation and Scenic Easement Deeds.

**Project Location:** 5 Story Rd and 9 Story Rd, Carmel Valley, Carmel Valley Master Plan

**Proposed CEQA Action:** Categorically Exempt pursuant to Section 15305 and 15303

**Attachments:**    [Staff Report](#)  
                              [Exhibit A - Draft Resolution](#)  
                              [Exhibit B - Vicinity Map](#)  
                              [Exhibit C - Design Approval Photos](#)  
                              [Exhibit D - Carmel Valley LUAC Minutes](#)

**3.                    REF150048 - CANNABIS ENTITLEMENTS AND DISPENSARY SETBACKS**

Public hearing to consider making a recommendation to the Board of Supervisors to adopt an ordinance to amend Title 21 (non-coastal zoning ordinance) and a resolution of intent to adopt Title 20 (coastal zoning ordinance) to:

- a.    Change commercial cannabis activities (Includes: retailer, indoor and mixed light cultivation and nursery, volatile and non-volatile manufacturing, distribution, and testing) from a conditional use allowed subject to a Use Permit/Coastal Development Permit in each case within specified zoning districts, to a principal use allowed subject to an Administrative Permit/Coastal Administrative Permit in each case within the same specified zoning districts;
- b.    Create an exception to the 1500-foot setback required between commercial cannabis retailers if applicant provides proof based on substantial evidence that special circumstances exist (“Minor Exception”); and
- c.    Require a Use Permit/Coastal Development Permit for a proposed retail facility that does not comply with the 1,500 foot setback from another approved retail facility and when special circumstances do not exist (“Major Exception”).

**Proposed CEQA Action:** Statutorily exempt pursuant to Business and Professions Code section 26055(h).

**Attachments:** [Staff Report](#)

[Exhibit A - Draft Resolution](#)

[Exhibit B - Map Illustrating Community Areas, Rural Centers, and Large Shopping Centers](#)

[Exhibit C - Map Illustration areas of a High Percentage of Youth](#)

## **OTHER MATTERS**

## **DEPARTMENT REPORT**

## **ADJOURNMENT**