

Monterey County

*Monterey County Planning Commission
Monterey County Government Center - Board of Supervisors Chambers
168 W. Alisal St.
Salinas, CA 93901*



Meeting Agenda - Final-revised

Wednesday, September 26, 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

Ana Ambriz	Francisco Javier Mendoza
Martha Diehl	Melissa Duflock
Paul C. Getzelman	Amy Roberts
Ernesto G. Gonzalez	Jon Wizard
Keith Vandever	

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 January 31, 2018 Planning Commission Meeting Minutes.

Attachments: [Draft PC Minutes 1-31-18](#)

9:00 A.M. – SCHEDULED MATTERS

- PLN070377-EXT1 - REGENTS OF THE UNIVERSITY OF CALIFORNIA (DON CHAPIN CONSTRUCTION COMPANY) CONTINUED FROM SEPTEMBER 12, 2018**

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

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 - Condition of Approval Tracking Matrix](#)
[Exhibit D - Vicinity Map](#)
[Exhibit E - Addendum to Mitigated Negative Declaration](#)
[Exhibit F - Planning Commission Resolution No. 97076](#)

**2. PLN171029 - LEAVY-HOGLUND PENELOPE CHRISTINE TR
(CONTINUED FROM AUGUST 29, 2018)**

Public hearing to consider a Resolution denying a Conditional Certificate of Compliance.

Project Location: 25735 Mesa Drive, Carmel, Carmel Area Land Use Plan, Coastal Zone

Proposed CEQA Action: Statutory Exemption pursuant to Section 15270 of the CEQA Guidelines.

Attachments: [Staff Report](#)
[Exhibit A - Draft Resolution](#)
[Exhibit B - Vicinity Map](#)
[Exhibit C - August 29, 2018 Staff Report \(PLN171029\)](#)

**3. REF180015 - 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).
separate cover.

Attachments: [Staff Report](#)

4. REF180035 - LAND USE ADVISORY COMMITTEE PROCEDURE

Public hearing to:

- a. Review the Monterey County Land Use Advisory Committee Procedures (Board of Supervisors Resolution No. 15-103), and
- b. Provide direction to staff.

Proposed Location: County-wide

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

Attachments: [Staff Report](#)

[Exhibit A - Monterey County Board Resolution No. 15-103](#)

[Exhibit B - Land Use Advisory Committee & Neighborhood Design Review Com](#)

OTHER MATTERS

DEPARTMENT REPORT

ADJOURNMENT