

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, December 5, 2018

9:00 AM

Monterey County Planning Commission

*Keith Vandever, Chair
Paul Getzelman, Vice-Chair
Jacqueline R. Onciano, Secretary*

PLEDGE OF ALLEGIANCE

ROLL CALL

| | |
|-------------------|--------------------------|
| Ana Ambriz | Ernesto G. Gonzalez |
| Richard Coffelt | Francisco Javier Mendoza |
| Melissa Dufflock | Amy Roberts |
| Martha Diehl | Keith Vandever |
| Paul C. Getzelman | 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.

9:00 A.M. – SCHEDULED MATTERS

1. PC 18-129 **PLN170611 - PIETRO (Continued from October 31, 2018)**
Consider an application for the construction of a split-level single family dwelling (approximately 5,200 sq. ft.) inclusive of a basement, and an attached garage within 750 feet of a known archaeological resource on Carmel Point. Carmel Area Land Use Plan, Coastal Zone
Project Location: 26307 Isabella Avenue, Coastal Zone, Carmel Area Land Use Plan
Proposed CEQA action: Adopt a Mitigated Negative Declaration

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet & Vicinity Map](#)
[Exhibit B - Revised Discussion](#)
[Exhibit C - Revised Initial Study \(MND\) Strikethrough & Underlined](#)
[Exhibit D - Revised Draft Resolution](#)
[Exhibit E - Carmel Highlands LUAC Minutes 1-16-18](#)
[Exhibit F - Comments](#)
[Exhibit G - Revised Response to Comments](#)

2. PC 18-130 **PLN170612 & PLN170613 - PIETRO FAMILY INVESTMENTS, LP.**
Consider applications to construct two projects on adjacent parcels located within 750 feet of a known archaeological resource located on Carmel Point in the Coastal Zone, Carmel Area Land Use Plan:
 1. A single-family dwelling with basement and attached garage (approx. 4,900 -square feet) at 26338 Valley View Avenue. APN: 009-463-017-000

(PLN170612); and

2. A split-level single family dwelling with basement and attached garage (approx. 5,880-square feet) at 26346 Valley View Avenue, APN: 009-463-003-000 (PLN170613).

Proposed CEQA action: Adopt Mitigated Negative Declaration

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Revised Discussion](#)
 [Exhibit C - Revised Initial Study \(MND\) \(Underlined & Strikethrough\)](#)
 [Exhibit D - Revised Draft Resolution PLN170612](#)
 [Exhibit E - Revised Draft Resolution PLN170613](#)
 [Exhibit F - Carmel Highlands LUAC Minutes 1-16-18](#)
 [Exhibit G - Comments](#)
 [Exhibit H - Revised Response to Comments](#)
 [Exhibit I - Letter from neighbors](#)

3. PC 18-131 **REF180041 - REPORT ON THE STATUS OF ARCHAEOLOGICAL RESOURCES ON THE CARMEL POINT (CONTINUED FROM OCTOBER 31, 2018)**

Update on the impacts to archeological resources on Carmel Point (the Point), in response to Planning Commission Referral No. 18.09.

Project Location: Unincorporated portions of Carmel under Monterey County jurisdiction, Coastal Zone, Carmel Area Land Use Plan.

Proposed CEQA action: N/A

Attachments: [Staff Report](#)
 [Exhibit A - Project summary table](#)
 [Exhibit B - Project review spreadsheet](#)

OTHER MATTERS

DEPARTMENT REPORT

4. PC 18-134 Create a subcommittee of the Monterey County Planning Commission consisting of two Planning Commissioners whose duties will include review and nomination for appointment by the full Planning Commission, interested individuals qualified to serve on the Monterey County Native American and Archaeological Resources Technical Advisory Committee pursuant to Chapter 2.95 of the Monterey County Code.
5. PC 18-133 Update on status of Moss Landing Community Plan preparation.
6. PC 18-132 Update on status of Vacation Rental (Short Term Rental) Ordinance preparation.

ADJOURNMENT