

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 4, 2019

9:00 AM

Monterey County Planning Commission

*Paul Getzelman, Chair
Amy Roberts, Vice-Chair
Brandon Swanson, 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	Paul C. Getzelman
Richard Coffelt	Ernesto G. Gonzalez
Melissa Dufflock	Francisco Javier Mendoza
Martha Diehl	Amy Roberts
Etna Monsalve	

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. PC 19-082 PLN180217 - TRINGALI SALVATORE JOSEPH & BRIANA SUZANNE**

Public hearing to consider an after-the-fact permit to construct a 2,924 square foot basketball court and a ten foot tall black metal fence enclosure in the rear yard of a single family residence, two 2-foot tall landscape retaining walls, an 856 square foot concrete patio, an 81 square foot chicken coop, a 38 square foot storage shed addition and a 351 square foot gazebo. The permit includes installation of after-the-fact drainage improvements and the removal of a batting cage in the side yard of an existing single family residence, removal of light fixtures installed at the basketball court, demolition of three sheds, and restoration of planted cypress trees along the side property line.

Project Location: 25710 Rio Vista Drive, Carmel, Carmel Valley Master Plan

Proposed CEQA action: Categorically Exempt Per Section 15301 (I) and 15303 (e) of the CEQA Guideline

Attachments: [Staff Report](#)

2. PC 19-081 **PLN190036 - TOTTINO TRUST ET AL AND ELKHORN SLOUGH FOUNDATION**

Public hearing to consider a Lot Line Adjustment between two legal lots of record transferring 33.6 acres from a 255.4 acre parcel (Parcel A - Tottino) to a 41.2 acre parcel (Parcel B- Elkhorn Slough Foundation) resulting in a 221.8 acre parcel (reconfigured Parcel A) and a 74.8 acre parcel (reconfigured Parcel B).

Project Location: Parcels involved in the Lot Line Adjustment are **generally** located on the south bank of Moro Cojo Slough, east of Watsonville Road and north of Highway 156, north and east of the town of Castroville.

Proposed CEQA action: Categorically Exempt per Section 15305 of the CEQA Guidelines

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

3. PC 19-083 **REF120030 - DEVELOPMENT EVALUATION SYSTEM**

- a. Conduct a public workshop to review the draft Development Evaluation System (DES) Procedure Manual and implementing Ordinance
- b. Forward comments on the DES program to the Board of Supervisors before final consideration by the Planning Commission.

Project Location: County Wide (Inland Only)

Proposed CEQA action: Statutorily Exempt per CEQA Guidelines section 15262

Attachments: [Staff Report](#)
[Exhibit A - Policy LU-1.19](#)
[Exhibit B - Discussion](#)
[Exhibit C - Preliminary Draft of the DES Ordinance](#)
[Exhibit D - Preliminary Draft of the DES Procedure Manual](#)
[Exhibit E - Planning Commission Ad-Hoc Subcommittee Recommendation for C](#)

OTHER MATTERS

4. PC 19-084
- a. Appoint Don Bonsper to the Cachagua Land Use Advisory Committee.
 - b. Appoint Carol Church and Kamlesh Parikh to the Del Monte Forest Land Use Advisory Committee.
 - c. Accept the resignation of Kemay Eoyang from the Greater Monterey Peninsula Land Use Advisory Committee.
 - d. Accept the resignation of Cheryl Lambert from the North County Land Use Advisory Committee.

DEPARTMENT REPORT

ADJOURNMENT