



Monterey County
Action Minutes - Draft
Monterey County Planning
Commission

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

Cosme Padilla, Chair
Don Rochester, Vice-Chair
Jacqueline R. Onciano, Secretary

Wednesday, October 26, 2016

9:00 AM

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Padilla at 9:00 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commission Ambriz.

ROLL CALL

Present:

Ana Ambriz	Jose Mendez
Martha Diehl	Cosme Padilla
Melissa Duflock	Amy Roberts
Don Rochester	Keith Vandever

Absent:

Luther Hert
Paul C. Getzelman

Resource Management Agency (RMA) Interim Chief of Planning Ms. Jacqueline R. Onciano was acting as Secretary to the Planning Commission.

PUBLIC COMMENT

None.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Melissa McDougal informed the Commissioners of the following documents distributed on the Dais:

- Packet of Additional Correspondence for Agenda Item No. 8 (REF150053/REF150054 – Events)
- Letter from Carmel Valley Chamber of Commerce dated October 25, 201 for Agenda Item No. 8.

APPROVAL OF MINUTES

[MIN 16-075](#)

Approval of the June 22, 2016 Planning Commission minutes.

It was moved by Commissioner Diehl, seconded by Commissioner Duflock and passed by the following vote to approve the June 22, 2016 Planning Commission Minutes:

AYES: Ambriz, Mendez, Diehl, Padilla, Duflock, Vandever

NOES: None

ABSENT: Hert, Getzelman

ABSTAIN: Roberts, Rochester

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None.

9:00 A.M. – SCHEDULED MATTERS

1. [PC 16-063](#) **PLN160233 - HILL (Continued from August 31, 2016)**
Continue the Public Hearing to November 9, 2016, for consideration of an Administrative Permit to allow transient use (short-term rental) of an existing single-family dwelling.
Proposed CEQA Action: Categorically Exempt from CEQA per Section 15301 of the CEQA Guidelines.
3097 Sloat Road, Pebble Beach, Greater Monterey Peninsula Area Plan

Project Planner Mr. Joe Sidor requested a continuance of the hearing on this item to November 9, 2016. The continuance is requested because staff does not have sufficient information to complete the staff report and allow adequate time for Planning Commission and public review.
Staff stated that based on the letter received from the Pebble Beach Company staff may be changing the recommendation and stated that at this time staff is not prepared to go further.

Applicant's Representative: Christine Kemp. Ms. Kemp requested that the Planning Commission move forward with the hearing .

Public Comment: None.

Commissioner Mendez: Requested staff to explain the letter that was received.

Planner Joe Sidor and Secretary Onciano clarified that the County has received a letter from the Pebble Beach Company, and the County is recognizing the PBC as the Home Owner's Association. The PBC has outlined their position on short-term-rentals. That is the change that is impacting staff's recommendation.

It was moved by Commissioner Vandever, seconded by Commissioner Rochester and passed by the following vote to continue the public hearing on the project to November 9, 2016:

AYES: Ambriz, Mendez, Diehl, Padilla, Duflock, Roberts, Rochester, Vandever
NOES: None
ABSENT: Hert, Getzelman
ABSTAIN: None

2. [PC 16-064](#)

PLN150489 - VAN GREUNEN (Continued from September 28, 2016)

Continue the Public Hearing to November 9, 2016, for consideration of a Coastal Development Permit for a Lot Line Adjustment between three parcels

Proposed CEQA Action: Categorical Exemption per CEQA Guidelines section 15305(a).

6820 Long Valley Spur, Castroville, North County Coastal Land Use Plan.

Project Planner Mr. David Mack requested a continuance of the hearing on the project to November 9, 2016 to allow staff to conduct additional analysis on the project.

Public Comment: None

County Counsel: clarified the motion

It was moved by Commissioner Roberts, seconded by Commissioner Vandervere and passed by the following vote to continue the public hearing on the project to November 9, 2016:

AYES: Ambriz, Mendez, Diehl, Padilla, Duflock, Roberts, Rochester, Vandever

NOES: None

ABSENT: Hert, Getzelman

ABSTAIN: None

3. [PC 16-062](#)

PLN160158 - PREMIER REAL ESTATES INC

Continue the Public hearing to November 9, 2016, for consideration of an Amendment to a Minor Subdivision Map (PLN060581) condition requiring provision of affordable housing to allow the property owner to occupy the unit rather than paying an Inclusionary Housing fee.

Proposed CEQA Action: Consider a Negative Declaration previously adopted for the Minor Subdivision (PLN060581)

Project Planner Mr. Ramon Montano requested a continuance of the hearing to November 9, 2016.

Public Comment: None

It was moved by Commissioner Ambriz, seconded by Commissioner Vanervere and passed by the following vote to continue the public hearing on the project to November 9, 2016:

AYES: Ambriz, Mendez, Diehl, Padilla, Duflock, Roberts, Rochester, Vandever

NOES: None

ABSENT: Hert, Getzelman

ABSTAIN: None

4. [PC 16-066](#)

PLN160130 - VAN HORN

Continue the Public Hearing to November 9, 2016, for consideration of a Lot Line Adjustment between two existing parcels of approximately 160 acres (Parcel 1) and 140 acres (Parcel 2). The adjustment would transfer 33 acres from Parcel 2 to Parcel 1, resulting in two parcels approximately 193 acres

(Parcel 1) and 107 acres (Parcel 2).

Proposed CEQA Action: Categorical Exemption per CEQA Guidelines section 15305(a).

71800 Cholame Road and 72032 Cholame Road, Parkfield, South County Planning Area.

Planning Commission Secretary: Ms. Onciano requested a continuance of the hearing to November 9, 2016.

Applicant's Representative: Christine Kemp request that the Planning Commission review the project on November 9, 2016.

Public Comment: None

It was moved by Commissioner Vandervere, seconded by Commissioner Diehl and passed by the following vote to continue the public hearing on the project to November 9, 2016:

AYES: Ambriz, Mendez, Diehl, Padilla, Duflock, Roberts, Rochester, Vandervere

NOES: None

ABSENT: Hert, Getzelman

ABSTAIN: None

5. [PC 16-068](#)

REF160037 - ANNUAL REPORT - 2010 GENERAL PLAN TRACKING

Continue the Public Hearing to December 14, 2016, to receive the annual report to the Planning Commission on the data gathered through the County's Tracking System as required by the 2010 Monterey County General Plan.

Proposed CEQA Action: Categorical Exemption per CEQA Guidelines section 15306.

Inland Areas Only

Secretary Onciano requested a continuance to December 14, 2016.

Public Comment: None

Commissioner Diehl: Inquired if there are any timing requirements of the report in the General Plan.

Secretary Onciano: Stated that the General Plan states that the Report is to be presented to the Planning commission annually.

Commissioner Diehl: Urged staff to rethink bringing the reports to the Planning Commission in November or December in order to better serve the public. She stated it is better for the public to engage earlier in the year.

It was moved by Commissioner Ambriz, seconded by Commissioner Vandervere and passed by the following vote to continue the public hearing to December 14, 2016:

AYES: Ambriz, Mendez, Diehl, Padilla, Duflock, Roberts, Rochester, Vandervere

NOES: None

ABSENT: Hert, Getzelman

ABSTAIN: None

6. [PC 16-065](#)

PLN160429 - AKIYAMA (Continued from September 28, 2016)

Public hearing to consider action on a Coastal Development Permit to allow a Lot Line Adjustment merging four lots into two lots.

Proposed CEQA Action: Categorically Exempt per CEQA Guidelines Section 15305(a)

471 Elkhorn Road, Royal Oaks, North County Land Use Plan

Project Planner Mrs. Nadia Amador accompanied by the Director of RMA Mr. Carl Holm presented the project. Staff recommended the following corrections and additions to Exhibit B, Discussion Paragraph 1 and 2; to correct the reference to 14 acres should be 10.73 acres per Assessor's Parcel Number and to correct the describing the 1993 approved variance to allow an 18.91% lot coverage. Staff also recommended the following corrections and additions to the Conditions attached to the Draft Resolution; Condition 2: replace the September 28, 2016 date with the October 26, 2016 date, update the number of conditions to number six(6) and add condition number 6 – Standard Indemnification Agreement.

Applicant's Representative: Doug Marshal. Stated that all conditions are acceptable. to the draft resolution.

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Rochester and passed by the following vote to approve staff's recommendation, finding the project categorically exempt and approving a Coastal Development Permit to allow a Lot Line Adjustment merging four 1.02 acre lots into two, 2.04 are lots:

AYES: Ambriz, Mendez, Diehl, Padilla, Duflock, Roberts, Rochester, Vandever

NOES: None

ABSENT: Hert, Getzelman

ABSTAIN: None

7. [PC 16-067](#)

PLN120760 - SUNSET FARMS INC (ELKHORN SLOUGH FOUNDATION)

Public hearing to consider action on a Lot Line Adjustment between two (2) contiguous legal lots of record of approximately 77.31 acres and 62.49 acres resulting in two legal lots of 77.43 acres (Parcel 1) and 62.37 acres (Parcel 2).

Proposed CEQA Action: Categorically Exempt per CEQA Section 15305 (a)

1601 Highway 1, Royal Oaks, North County Land Use Plan

Project Planner Mr. Joe Sidor accompanied by the Director of RMA Mr. Carl Holm presented the project. Staff recommended adding the standard indemnification condition.

Public Comment: Mark Silberstein, Applicant's Representative for the Elkhorn Slough Foundation, Catherine Philipovitch, Applicant's Representative for Sunset Farms.

It was moved by Commissioner Vandervere, seconded by Commissioner Diehl

and passed by the following vote to approve staff's recommendation, finding the project categorically exempt and approving the Coastal Development Permit to allow a Lot Line Adjustment between two (2) contiguous legal lots of record:

AYES: Ambriz, Mendez, Diehl, Padilla, Duflock, Roberts, Rochester, Vandevere

NOES: None

ABSENT: Hert, Getzelman

ABSTAIN: None

8. [PC 16-047](#)

REF150053/ REF150054 - EVENTS

Workshop to receive Directors Interpretation for managing/permitting (large-scale) events.

Proposed CEQA Action: Interpretation of existing policy and regulations is not a project per Section 15321 of the CEQA Guidelines.

Countywide

Director of RMA Mr. Carl Holm accompanied by Freda Escobar and Brandon Swanson gave a presentation on events currently operating in Monterey County. Staff is intending to seek policy direction from the Board of Supervisors and requested input from the Planning Commissioners regarding four different types of events ranging from:

1. Personal events on privately owned property; to
2. Renting property for an event; to
3. Large event where tickets are sold (within site limits); to
4. Regional/international events (exceeding site limits).

Commissioner Diehl expressed her concern for the public to know about events around them and regarding the public having a change to comment on events.

Public Comment: 1) Lorraine O'Shea; 2) Gary Cursio; 3) Matthew Shea; 4) Rick Aldinger; 5) Anthony Lombardo; 6) Susie Brusa; 7) Terry Davis; 8) Kevin Dayton and 9) Marline Shultz

The Public shared concerns and input regarding the following items:

1. Traffic,
2. Parking
3. Noise from music
4. Bicycle events along Carmel Valley Road
5. Recommendations that the Planning Commission maintain the current county practices including using the Special Event Task Force.
6. Provide a clear distinction between regular business activities and special events.
7. Recommend not making receiving a permit for Events a costly process.
8. Request for Commissioner Diehl to not be involved with the Events work shop today.
9. Events provide great economic resources for Monterey County.
10. Concern regarding over regulation.
11. Concern regarding time frames for approval of events
12. Cost and Time of Event permitting for Non-profit organizations.

The Commission recessed at 10:22 a.m. and reconvened at 10:37 a.m.

The Commissioners discussed issues, including: the cost of permitting fees potentially eliminating events; permitting making it harder for Non-profit organizations to continue to have events; whether thresholds on the scale and/or frequency of the events are appropriate; possibility of using some of the money from the events to help rebuild the highways and roads; having a permitting process for large events in order to allow the opportunity for the public to have a chance to discuss concerns on the events; needing a clear definition of what is an event and what is a business practice; not over regulating events; amending the special events task force process to include public comments; and allowing vineyards to hold events per their business practices.

Staff received the input from the public and the Commission

OTHER MATTERS

Ms. Jacqueline R. Onciano and Mr. Carl Holm provided information regarding the Planning Department securing new planning staff.

Mr. Carl Holm requested information from the Planning Commissioners as to if the Commission would have a quorum for a special meeting on November 16, 2016 or November 30, 2016 in order to hear a number of the continued items before the end of the year.

The Commissioners informed Staff of their availability. Staff noted that November 16, 2016 would be a better choice for a Special meeting date.

DEPARTMENT REPORT

None.

ADJOURNMENT

The meeting was adjourned by Chair Padilla at 11:03 a.m.

ACCEPTED:

JACQUELINE R. ONCIANO
PLANNING COMMISSION SECRETARY

ATTEST:

BY: _____
JACQUELYN NICKERSON
PLANNING COMMISSION CLERK

APPROVED ON _____