



Monterey County

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

Action Minutes Monterey County Planning Commission

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

Wednesday, November 9, 2016

9:00 AM

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Padilla at 9:08 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Senior Deputy County Counsel Wendy Strimling .

ROLL CALL

Present:

Ana Ambriz	
Martha Diehl	Cosme Padilla
Melissa Duflock	Amy Roberts
Paul C. Getzelman	Don Rochester
Luther Hert	Keith Vandevere

Absent:

Jose Mendez

PUBLIC COMMENT

Mr. Aengus Jeffers requested that PLN150500 – Panattoni be moved from the last item on the Agenda to the first item scheduled for the afternoon.

Chair Padilla granted the request and moved the item to the first item beginning at 1:30 p.m.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Jackie Nickerson informed the Commissioners of the documents distributed on the Dias:

- Packet of Additional Correspondence emailed regarding Agenda Item #1(Short Term Rental Ordinances), also provided via e-mail;
- New correspondence received regarding Agenda Item #6 (Panattoni)
- New correspondence received from the public for Agenda Item #1 (Short Term Rental Ordinances, also distributed to the Commissioners.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None.

9:00 A.M. - SCHEDULED MATTERS

1.

REF100042/REF130043 SHORT-TERM RENTAL ORDINANCES

- a. Conduct a public workshop to receive information on STR characteristics and thresholds; and
- b. Provide direction to staff regarding developing draft regulations for short-term rental (STR) for overnight accommodations in residential areas.

(Countywide, coastal and non-coastal)

Proposed CEQA Action: To be determined based on regulations developed.

Attachments: [Staff Report](#)
 [Exhibit A - Short Term Rental Discussion](#)
 [Attachment 1 to Exhibit A - STR Definitions](#)
 [Attachment 2 to Exhibit A - Housing Discussion](#)
 [Attachment 3 to Exhibit A - CCC Lower Cost Accommodations](#)
 [Attachment 4 to Exhibit A- STR EHB Requirements](#)
 [Hearing Submittal](#)

Mrs. Melanie Beretti, RMA Special Programs Manager, presented the project.

Break 10:04 a.m. - Reconvene at 10:21 a.m.

Public Comment: Michael Wisner; Mark Broder; Sean Warde; Gary Patton; Wayne Daniel; Cheryl Daniel; Veronica Figueroa; Joaquin Governor Sam Farr; Jerri Masten Hansen; Priscilla Walton; Frank Hennessy, Janet Hardisty; Betty Winslow; Lorrie Kempf; Coy; Lynda Marin; 24) Richard Matthews; Elizabeth Fox; Nigel Tunnacliffe; Patrick Whisler; Laura Pavloff; Dr. John C. Andersen; Kirk Gafill; Heidi Hopkins; Steve Beck; Maren Elwood, presented a video on behalf of Sanctuary Alliance; Magnus Torren spoke for Victor Pavloff; Rick Aldinger; Nancy Sanders; Alan Perlmotter; Rhonda Navarro; Jana Clark; Tim Green

12:00 P.M. - RECESS TO LUNCH

1:30 P.M. - RECONVENE MONTEREY COUNTY PLANNING COMMISSION

The meeting was called to order by Chair Padilla at 1:30 p.m.

All Commissioners were present except Commissioner Duflock (who did not return after lunch) and Commissioner Mendez.

1:30 P.M. - SCHEDULED MATTERS

Continued Public Comment on Agenda Item 1:
Gwyn De Amaral; Jack Britton; Bruce Brisson; Doug Adams; Annee Martin;
Adrienne Berry; Chuck Stein; Ashley Callau; David Picus; Tom Scardina;

Joshua Gordis; Sofanya White; Michael Gowan; Euren Woyt; Glenn Berry;
Susan Bandy; C.W. Freedman

The Commission provided direction to staff. Staff stated that they intend to meet with the Land Use Advisory Committees (LUAC) to receive input and then to return to the Commission with a preliminary draft in February 2017.

6.

PLN150500 - PANATTONI (CONTINUED FROM OCTOBER 12, 2016)

Public hearing continued from August 31 and October 12 to consider action on a Combined Development Permit to: 1) merge three parcels into two parcels; 2) demolish an existing single family dwelling; and 3) construct one new single family dwelling on each newly configured parcel.

Proposed CEQA Action: Addendum to a Negative Declaration
1476 and 1482 Cypress Drive, Pebble Beach, Del Monte Forest Land Use Plan,
Coastal Zone.

Attachments: [Staff Report](#)
 [Exhibit A - Project Discussion](#)
 [Exhibit B - Discussion](#)
 [Exhibit C - Draft Resolution](#)
 [Exhibit D - Vicinity Map](#)
 [Exhibit E - LUAC Minutes](#)
 [Exhibit F - Addendum-Mitigated Negative Declaration](#)
 [Hearing Submittal](#)

Ms. Liz Gonzales, Project Planner, and Mr. Brandon Swanson, RMA Services Manager, presented the project.

Applicant's Representative : Laura Lawrence, Law Offices of Aengus Jeffers.

Public Comment: None

It was moved by Commissioner Vandevere, seconded by Commissioner Diehl, and passed by the following vote to adopt a resolution to consider the addendum together with the Mitigated Negative Declaration, approve a Combined Development Permit with the changes as stated, and adopt a Mitigation Monitoring and Reporting Program:

AYES : Ambriz, Diehl, Getzelman, Hert, Padilla, Roberts, Rochester, Vandevere

NOES: None

ABSENT: Duflock, Mendez

ABSTAIN: None

2.

PLN160233 - HILL (CONTINUED FROM OCTOBER 26, 2016)

Public hearing to consider action on an Administrative Permit to allow transient use (short-term rental) of an existing single-family dwelling.

Proposed CEQA Action: Statutorily Exempt from CEQA per Section 15270 of the CEQA Guidelines.

3097 Sloat Road, Pebble Beach, Greater Monterey Peninsula Area Plan

Attachments: [Staff Report](#)
[Exhibit A - Discussion](#)
[Exhibit B - Resolution](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - Public Hearing Request](#)
[Exhibit E - Map of Approved STR](#)
[Exhibit F - Monterey County Code Section 21.64.280](#)
[Exhibit G - Pebble Beach Company 101816](#)
[Exhibit H - Del Monte Forest Property Owners 092216](#)
[Exhibit I – Noland Hamerly Etienne & Hoss Letter 100616](#)
[Exhibit J – Hill \(Applicant\) Letter 091316](#)
[Exhibit K – Noland Hamerly Etienne & Hoss Letter 102516](#)
[Hearing Submittal](#)

Mr. Joseph Sidor, Project Planner informed the Commission that the applicant requests a continuance to January 25, 2017 to discuss with Pebble Beach Company to see if they can come to agreeable terms.

Applicant's Representative: Christine Kemp. Ms. Kemp requested a continuance to January 25, 2017.

It was moved by Commissioner Vandever, seconded by Commissioner Diehl and passed by the following vote to continue the public hearing on the project to January 25, 2017:

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

3. PLN150489 - VAN GREUNEN (CONTINUED FROM OCTOBER 26, 2016)

Public hearing to consider 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.

Attachments: [Staff Report](#)
 [Exhibit A - Discussion](#)
 [Exhibit B - Draft Resolution](#)
 [Exhibit C - Proposed Resource Protection-Easement Map](#)
 [Exhibit D - Biological Report](#)
 [Exhibit E - Vicinity Map](#)
 [Hearing Submittal](#)

Mr. Craig Spencer, Project Planner, presented the project on behalf of David Mack.

Commissioner Vandevere stated that he had listened to the tape of the previous hearing.

Applicant's Representative: Dale Ellis

Public Comment: Wendy Reyes; Brad Barnett; Monique Fountain; Bob Staley

It was moved by Commissioner Roberts, seconded by Commissioner Diehl and passed by the following vote to deny the project and direct staff to prepare the resolution for denial:

AYES: Ambriz, Diehl, Getzelman, Hert, Padilla, Roberts, Rochester, Vandevere

NOES: None

ABSENT: Duflock, Mendez

ABSTAIN: None

4.

PLN160158 - Premier (Continued from October 26, 2016)

Public hearing to consider an amendment to an approved Minor Subdivision (PLN060581 Michelet/Goode), modifying Condition of Approval No. 8, to implement Monterey County Inclusionary Housing requirements specified in Section 18.40.060.A of the Monterey County Code and identifying the project as an Owner Occupied Development.

Proposed CEQA Action: Consider previously adopted Negative Declaration per Section 15162(c) of the CEQA Guidelines
11450 Poole Street, Castroville, Castroville Community Plan Area

Attachments: [Staff Report](#)
 [Exhibit A - Discussion](#)
 [Exhibit B - Draft Resolution](#)
 [Exhibit C - Subdivision Resolution No. 060581](#)
 [Exhibit D - Adopted Negative Declaration for PLN060581](#)
 [Exhibit E - Vicinity Map](#)

Mr. Ramon Montano, Project Planner, presented the project.

Public Comment: None

It was moved by Commissioner Vandevere, seconded by Commissioner Diehl and passed by the following vote to adopt a resolution to consider a previously adopted Negative Declaration, approve and amendment to the previously approved Minor Subdivision and adopt the revised Condition Compliance and Mitigation Monitoring and Reporting Program with the changes as stated:

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

5.

PLN16030 - Van Horn (Continued from October 26, 2016)

Public hearing to consider action on an approval 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: Categorically Exempt per CEQA Guidelines Section 15305

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

Attachments: [Staff Report](#)
 [Exhibit A - Discussion](#)
 [Exhibit B - Project Data Sheet](#)
 [Exhibit C - Draft Resolution](#)
 [Exhibit D - Vicinity Map](#)

Ms. Nadia Amador, Project Planner, presented the project.

Applicant's Representative: Christine Kemp

Public Comment: None

It was moved by Commissioner Vandevere, seconded by Commissioner Ambriz and passed by the following vote to adopt the resolution to find the project categorically exempt per CEQA Section 15305(a) and approve a Lot Line Adjustment with the changes as stated:

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

OTHER MATTERS

The Draft Final Environmental Impact Report (DFEIR) was distributed to the Commissioners on CD for the Rancho Canada Village project, scheduled to go before the Planning Commission on Wednesday, November 16, 2016.

DEPARTMENT REPORT

Chair Padilla announced that Ms. Jacqueline Onciano is officially the Planning Commission's Secretary.

ADJOURNMENT

The meeting was adjourned by Chair Padilla at 4:27 p.m.

APPROVED:

JACQUELINE R. ONCIANO
PLANNING COMMISSION SECRETARY

ATTEST:

BY: _____
JACQUELYN NICKERSON
PLANNING COMMISSION CLERK

APPROVED ON _____