



# Monterey County

## Action Minutes

### Monterey County Planning Commission

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

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Wednesday, November 9, 2016

9:00 AM

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#### **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 Vandevere, 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, Vandevere  
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 Vandever 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, Vandever**

**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**

**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:**

  
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**JACQUELINE R. ONCIANO**  
**PLANNING COMMISSION SECRETARY**

**ATTEST:**

  
BY: \_\_\_\_\_  
**JACQUELYN NICKERSON**  
**PLANNING COMMISSION CLERK**

**APPROVED ON** 3/20/18