

Monterey County

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



Meeting Agenda - Final-Revised

Wednesday, May 29, 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	Keith Vandever

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. County of Monterey Capital Improvement Program (CIP) for Fiscal Year 2019-2020**

Consider a report to the Board of Supervisors on consistency of the Monterey County Capital Improvement Program (CIP) for Fiscal Year 2019-2020 with the 2010 General Plan (for non-coastal area) or the Local Coastal Program and the 1982 General Plan (for coastal zone), as applicable.

Project Location: County-wide

Proposed CEQA Action: Not a project as defined in Section 15378 of the CEQA Guidelines

Attachments: [Staff Report](#)
[Exhibit A - Draft Planning Commission Resolution](#)
[Exhibit B - Draft Capital Improvement Program Five - Year Plan](#)
[Exhibit C - Level of Services \(LOS\) Defecient Roads](#)
- 2. PLN160427 - HIDDEN VALLEY MUSIC SEMINARS (HVMS)**

Public hearing to consider a General Development Plan for an existing theatrical

school that includes theater, classrooms, kitchen/dinning facility, and student dormitories, Lot Line Adjustment merging two parcels into one 7.31-acre lot, and construction of a new 6-unit faculty dormitory building (Approx. 2,100 square feet).

Project Location: 104 West Carmel Valley Road, Carmel Valley, Carmel Valley Master Plan area (APNs 189-201-014-000 and 189-201-017-000).

Proposed CEQA action: Categorically Exempt per Section 15303 of the CEQA Guidelines.

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

3.

PLN170735 - AGUILERA

Public hearing to consider an after-the-fact permit for a 144-square foot addition to an existing guesthouse and a Lot Line Adjustment to merge two parcels (.25 acre and .07 acre) into one parcel (.32 acre).

Project Location: 3511 Lazzaro Drive, Carmel, Carmel Land Use Plan, Coastal Zone.

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

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

4.

REF190015 - PROOF OF ACCESS ORDINANCE

Public hearing to consider recommendations that the Board of Supervisors: 1) rescind a Resolution of Intent to adopt an ordinance adding Section 20.64.320 for coastal areas; and 2) adopt an ordinance repealing Section 21.64.320 for inland areas and adding Chapter 16.80 establishing regulations for development utilizing private streets, roads, and other travelled ways in the unincorporated areas of Monterey County.

Location: County-wide unincorporated Monterey County

CEQA action: Not a project pursuant to CEQA Guidelines Sections 15060(c)(3) and 15378(b)(5).

Attachments: [Staff Report](#)
[Exhibit A - Draft Resolution](#)
[Exhibit B - CCC letter dated October 21, 2016](#)

10:30 A.M. – SCHEDULED MATTERS

5. **REF150048 - OUTDOOR CANNABIS CULTIVATION PILOT PROGRAM**
Continued from May 8, 2019; Public hearing to consider making a recommendation to the Board of Supervisors on draft ordinances amending Monterey County Code (coastal and non-coastal zoning ordinances) to create a pilot program establishing permit requirements and regulations for limited outdoor commercial cannabis cultivation in the Big Sur, Carmel Valley, and Cachagua Planning areas.

Attachments: [Staff Report](#)
[Exhibit A - Draft Resolution](#)
[Exhibit B - Advisory Committee recommendations](#)
[Exhibit C - Correspondence](#)
[Exhibit D - Land Use Maps](#)

1:30 P.M. – SCHEDULED MATTERS

6. **GPZ090005 - MOSS LANDING COMMUNITY PLAN UPATE**
Public workshop to discuss draft Land Use designation changes and policies of the Moss Landing Community Plan update.
Project Location: North County Land Use Plan, Moss Landing Community, Coastal Zone
Proposed CEQA action: Statutorily exempt per Section 15262 of the CEQA Guidelines

Attachments: [Staff Report](#)
[Exhibit A - Discussion](#)
[Exhibit B - 1982 MLCP Land Use Map](#)
[Exhibit C - 2017 Draft MLCP Land Use Map](#)
[Exhibit D - 2017 Draft MLCP Policy Land Use Matrix](#)
[Exhibit E - 1982 NCLUP Land Use Matrix](#)
[Exhibit F - 1982 MLCP Land Use Matrix](#)
[Exhibit G - 2017 Draft Moss Landing Community Plan](#)
[Exhibit H - North County Land Use Plan](#)
[Exhibit I - 2009 MLCP Update Committee Recommendations](#)
[Errata Memo_GPZ090005_052319](#)

OTHER MATTERS

DEPARTMENT REPORT

ADJOURNMENT