

County of Monterey

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



Meeting Minutes - Draft

Wednesday, December 7, 2022

9:00 AM

Monterey County Planning Commission

Francisco Mendoza, Chair

Etna Monsalve, Vice Chair

Craig Spencer, Secretary

9:00 A.M. - CALL TO ORDER

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

This meeting was conducted via teleconference using Zoom.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Daniels.

ROLL CALL

Nathalia Carrillo

Rich Coffelt

Katharine Daniels

Martha Diehl

Paul C. Getzelman

Ernesto Gonzalez

Etna Monsalve – absent during roll call, joined later during meeting

Amy Roberts

Ben Work

Francisco Javier Mendoza

Absent:

None

Planning Commission Secretary Craig Spencer went over the procedures for the Zoom hearing.

PUBLIC COMMENTS

None

WRITTEN CORRESPONDENCE FOR ITEMS NOT ON THE AGENDA

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Sophia Magana informed the Commission of correspondence received from the public for agenda item number no. 5 – PLN100338 Signal Hill LLC, agenda item no. 7 – PLN180109 - BJSP LLC and agenda item no. 8 – PLN160401 – Moss Landing Community Park LLC.

COMMISSIONER COMMENTS AND REQUESTS

Commissioner Carrillo stated for the record that she will be recusing herself from agenda item no. 7 and agenda item no. 8.

Chair Mendoza informed the Commission that there are a couple other

Commissioners including himself that will be recusing themselves from a couple items.

REFERRAL ITEMS AND OTHER MATTERS

1. PLANNING COMMISSION REFERRALS

Secretary Spencer informed the Commission that there are currently no new updates and staff will continue to add requested items to the referral list and is available for any questions.

PUBLIC COMMENTS

None

APPROVAL OF CONSENT CALENDAR

2. Approval of the November 9, 2022 Planning Commission Meeting Minutes.

3. CONSIDER AND APPROVE THE 2023 MONTEREY COUNTY PLANNING COMMISSION MEETING DATES

Chair Mendoza asked if anyone in the public would like to pull an item from the Consent Calendar.

No members of the public requested to pull an item.

It was moved by Commissioner Carrillo, seconded by Commissioner Daniels and passed by the following vote to approve the Consent Calendar.

AYES: Carrillo, Coffelt, Daniels, Diehl, Getzelman, Gonzalez, Roberts, Work, Mendoza

NOES: None

ABSENT: Monsalve

ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

4. REF220020/REF220017/REF220018 - GENERAL PLAN HOUSING ELEMENT SIXTH CYCLE UPDATE

Receive a second presentation on the General Plan Housing Element Sixth Cycle Update (2023-31), Safety Element Update, and new Environmental Justice Element and consider the Draft Community Engagement Plan.

Project Location: Unincorporated County of Monterey

Proposed CEQA Action: Statutory Exemption pursuant to Section 15262 of the CEQA Guidelines

Melanie Beretti, Project Planner presented this item.

Hitta Mosesman Vice President of Community Development & Housing –

Harris & Associates**Darin Neufeld, Director of Sustainability – Harris & Associates****Harris & Associates staff presented slides on the Housing Element, Safety Element Update, Environmental Justice Element and Community Engagement.****PUBLIC COMMENTS****Margie Kay****No Action required for this item.****5. PLN100338 - SIGNAL HILL LLC**

Public hearing to consider the demolition of a 4,124 square foot single family residence and the construction of a new three level 11,933 square foot single family residence including an attached three-car garage, a 986 square foot entry court, 106 square feet of uncovered terraces, approximately 2,600 square feet of covered terraces, new driveway, and approximately 2,040 cubic yards of grading (1,210 cubic yards cut/830 cubic yards fill) and restoration of approximately 1.67 acre of native dune habitat; The project includes development on a ridgeline, on slopes exceeding 30 percent, within 100 feet of environmentally sensitive habitat area and within 750 feet of a known archeological resources, removal of two Monterey Cypress trees and demolition of a listed historic resource.

Project Location: 1170 Signal Hill Road, Pebble Beach, Del Monte Forest Area Land Use Plan, Coastal Zone

Proposed CEQA Action: Certify an Environmental Impact Report and adopt CEQA Findings and a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Plan.

Erik Lundquist, Director of Housing & Community Development requested a continuance of the hearing to January 25, 2023.

Owner/Applicant – Massy Mehdipour**PUBLIC COMMENTS****Bill Bernstein, Mike Clair, Dale Ellis**

It was moved by Commissioner Diehl, seconded by Commissioner Roberts and passed by the following vote to continue the public hearing to a date certain of January 25, 2023 Planning Commission meeting.

AYES: Carrillo, Daniels, Diehl, Getzelman, Gonzalez, Roberts, Work, Mendoza

NOES: Coffelt

ABSENT: Monsalve

ABSTAIN: None

The Commission recessed for break at 10:40 a.m. and resumed at 10:50 a.m.

Roll Call after break – All Commissioners present except for Commissioner Monsalve

6. PLN210148 - PHELPS ERIC C & ERICA D TRS

Public hearing to consider construction of an approximately 5,495 square foot one-story single-family dwelling inclusive of an attached garage, a 936 square foot detached garage, a 598 square foot detached guesthouse, and associated site improvements. The project includes ridgeline development.

Project Location: The property is located at 25800 Paseo De Los Robles, Salinas, Toro Area Plan.

Proposed CEQA Action: Find the project Categorical Exemption pursuant to Section 15303 of the California Environmental Quality Act and none of the exceptions under Section 150300.2 apply.

Fionna Jensen, Project Planner presented this item.

Applicants Representative – Jeff Crocket

Applicant – Eric Phelps

PUBLIC COMMENTS

None

It was moved by Commissioner Diehl, seconded by Commissioner Roberts and passed by the following vote to find the project categorically exempt per Sections 15303 of the CEQA guidelines and approve the Combined Development Permit, as amended. The amendments include adding condition No. 11 – Indemnification Agreement and a revision to Finding No. 8 evidence a.

AYES: Carrillo, Coffelt, Daniels, Diehl, Getzeman, Gonzalez, Roberts, Work, Mendoza

NOES: None

ABSENT: Monsalve

ABSTAIN: None

7. PLN180109 - BJSP LLC

Public hearing to consider establishment of commercial cannabis activities consisting of cultivation, nursery, non-volatile manufacturing and self-distribution within approximately 121,690 square feet of existing greenhouses and warehouses.

Project Location: 37 McGinnis Road, Royal Oaks, North County Land Use Plan

Proposed CEQA action: Consider the North Monterey County Cannabis Facilities Projects Initial Study/Negative Declaration (IS/ND) (State Clearinghouse No. 2020060325, HCD-Planning File No. REF220024), per California Environmental Quality Act (CEQA) Guidelines Section 15074.

Kayla Nelson, Project Planner presented this item.

Connor Cappi – Environmental Health Bureau

PUBLIC COMMENTS

Margie Kay

It was moved by Commissioner Getzelman, seconded by Commissioner Diehl and passed by the following vote to consider the North County Cannabis Facilities Projects Initial Study/Negative Declaration (IS/ND) (State Clearinghouse No. 2020060325, HCD Planning File No. REF220024), per CEQA Guidelines section 15074 and approve the Coastal Development permit.

AYES: Diehl, Getzelman, Gonzalez, Roberts, Work, Daniels

NOES: Coffelt

ABSENT: Monsalve

BSTAIN: None

8. PLN160401 - MOSS LANDING COMMERCIAL PARK, LLC

Public hearing to consider a General Development Plan and after-the-fact approval of existing commercial cannabis activities in 23 structures, the establishment of commercial cannabis activities in 5 existing structures, and the allowance of on-going multi-tenant commercial, industrial, and commercial cannabis use within 34 structures.

Project Location: 7697 Highway 1, Moss Landing, North County Land Use Plan/Moss Landing Community Plan area (APN: 133-172-013-000).

Proposed CEQA Action: Consider and adopt a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Plan.

Fionna Jensen, Project Planner presented this item.

Anna Quenga, Principal Project Planner

Applicant – Paul Moncreif

PUBLIC COMMENTS

Margie Kay, Jennifer Rosenthal

Commissioner Monsalve joined the Commission at 12:50 p.m., after the presentation on item no. 8

It was moved by Commissioner Diehl, seconded by Commissioner Mendoza and passed by the following vote to continue the hearing to a date certain of January 11, 2022 to achieve clarity related to the proposed General Development Plan.

AYES: Coffelt, Daniels, Diehl, Getzelman, Gonzalez, Work, Mendoza

NOES: None

ABSENT: None

ABSTAIN: Monsalve

DEPARTMENT REPORT

Craig Spencer stated that at the recent Board of Supervisors meeting it present the Department and Information technology Department an innovation award from the State Association of Counties (CSAC) for the Monterey County Car Week Special Events map webpage.

Craig Spencer also stated that the Board adopted a resolution and an ordinance amending the North County Land Use Plan for the Caltrans Highway 156 Interchange project that was previously recommended by the planning Commission. He stated that the Board also adopted three Mills Act Contracts and eight Williamson Act Contracts.

Craig Spencer informed the Commission that the next meeting will be in the new year and we will need to take up the idea of meeting remotely. If the Governor continues to indicate that he intends to terminate that proclamation of emergency at the end of February, then staff will work with Counsel on how to move forward with future meetings into the new year.

Erik Lundquist informed the Commission that the Board adopted the 2022 California Building Standard Codes, which will become effective January 1, 2023.

Erik Lundquist informed the Commission that the Department will be closed during an eco-recess beginning December 23, 2022 and reopening January 3, 2023. Any submittal submitted during that time won't be processed until January 3, 2023 and that will fall under the new California Building Standard Codes.

ADJOURNMENT

The meeting was adjourned at 1:09 p.m. by Chair Mendoza.

APPROVED:

**CRAIG SPENCER
PLANNING COMMISSION SECRETARY**

ATTEST:

**BY: _____
SOPHIA MAGANA
PLANNING COMMISSION CLERK**

APPROVED ON _____