

Monterey County

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



Meeting Minutes - Draft

Wednesday, August 30, 2017

9:00 AM

Board Chamber

Monterey County Planning Commission

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Rochester at 9:03 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Diehl.

ROLL CALL

Present:

- | | |
|-----------------|-------------------|
| Ana Ambriz | Jose Mendez |
| Martha Diehl | Melissa Duflock |
| Amy Roberts | Paul C. Getzelman |
| Don Rochester | Luther Hert |
| Keith Vandevere | |

Absent:

Cosme Padilla

PUBLIC COMMENT

Lynda Maria

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

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

- Correspondence submitted by the public and a memorandum submitted by Staff on Agenda Item No. 2 (PLN170465);
- Correspondence submitted by the public and a memorandum submitted by Staff on Agenda Item No. 3 (PLN150669);
- Correspondence submitted by the public and a memorandum submitted by Staff on Agenda Item No. 5 (PLN150669); and
- A memorandum submitted by Staff on Agenda Item No. 6 (PLN120587)

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None.

APPROVAL OF MINUTES

None.

9:00 A.M. - SCHEDULED MATTERS

1. PLN1160800 - GREEN VALLEY FLORAL/LGS FARMS INC.

Public hearing to consider allowing medical cannabis cultivation and nursery operations within existing greenhouses and warehouses in the Farmland zoning district.

Project Location: 460 Old Stage Road, Salinas, Greater Salinas Area Plan

Proposed CEQA action: Categorically Exempt per Section 15301 of the CEQA Guidelines

Commissioner Roberts recused herself due to possible conflict of interest.

Project Planner, Craig Spencer and RMA Services Manager Brandon Swanson presented the project.

Applicant's Representative: Jennifer Rosenthal

Public Comment: Janet Louie, Applicant

It was moved by Commissioner Getzelman, seconded by Commissioner Duflock and passed by the following vote to find the project categorically exempt from CEQA and approve the project:

AYES: Ambriz, Diehl, Duflock, Getzelman, Hert, Mendez, Rochester, Vandevere

NOES: None

ABSENT: Padilla

ABSTAIN: Roberts

- 2. PLN170465 - R&Q Mall Properties LLC (Casa Boronda Agricultural Employee Housing)**
Public hearing to consider a Lot Line Adjustment to merge three legal lots of record of approximately 1.21 acres (Assessor's Parcel Number 261-041-024-000), 1.39 acres (Assessor's Parcel Number 261-041-025-000) and 1.36 acres (Assessor's Parcel Number 261-410-026-000), resulting in one legal lot of 3.96 acres and develop a 75-unit Agricultural Employee Housing Complex.
Project Location: 1144 Madison Lane, Salinas, Greater Salinas Area
Proposed CEQA action: Adopt a Mitigated Negative Declaration

Commissioner Roberts returned to the dias.

Project Planner, Cheryl Ku and RMA Services Manager Brandon Swanson presented the project.

Applicant's Representative: Michael Cling and Paul Davis

Public Comment: Joe Gunter, Celest Herrerra, Daniel McCall Michael Delapa, Annie Lopez, Nek Hartin, Leo De La Rosa, Gloria De La Rosa and Tony Ho

It was moved by Commissioner Ambriz, seconded by Commissioner Duflock and passed by the following vote to adopt a mitigated negative declaration

and

mitigation monitoring and reporting plan, and approve the project:

AYES: Ambriz, Diehl, Duflock, Getzelman, Hert, Mendez, Roberts, Rochester, Vandever

NOES: None

ABSENT: Padilla

ABSTAIN: None

3. PLN150669 - NASE WERNER JR. TRUST

Public hearing to consider the construction of a single-family residence which will require the removal of a maximum of 46 Monterey pines and the removal and off-site transplantation of approximately 437 individual Yadon’s piperia (ESHA).

Project Location: 1412 Lisbon Lane, Pebble Beach, Del Monte Forest

Proposed CEQA Action: Adopt a Mitigated Negative Declaration

Project Planner Nadia Amador and RMA Services Manager Brandon Swanson presented the project.

Commissioner Vanderver requested more information regarding the transplanting of the Yadon Pioeria from the project Arborist. The Arborist provide more information on the process of the transplanting.

Public Comment: None

It was moved by Commissioner Vandever, seconded by Commissioner Diehl

and passed by the following vote to adopt a mitigated negative declaration and

mitigation monitoring and reporting plan, approve the project as amended:

AYES: Ambriz, Diehl, Duflock, Getzelman, Hert, Mendez, Roberts, Rochester

NOES: Vandever

ABSENT: Padilla

ABSTAIN: None

4. PLN160647 - RAJAGOPALAN VIDYA & SRIBALAN SANTHANAM TRS

Public hearing to consider the construction of a new single family dwelling and conversion of a test well to a production well within 750 feet of a known archaeological site and within 100 feet of environmentally sensitive habitat (ESHA).

Project Location: 31613 Highway 1, Carmel, Big Sur Coast Land Use Plan

Proposed CEQA Action: Adopt Mitigated Negative Declaration

Project Planner Jaime Scott Guthrie and RMA Services Manager Brandon

Swanson presented the project.

Public Comment: Mary Ann Schicketanz, Agent

It was moved by Commissioner Vandevere, seconded by Commissioner Diehl and passed by the following vote to adopt a mitigated negative declaration and mitigation monitoring and reporting plan, and approve the project as amended:

AYES: Ambriz, Diehl, Duflock, Getzelman, Hert, Mendez, Padilla, Roberts,

Rochester, Vandevere

NOES: None

ABSENT: Padilla

ABSTAIN: None

5. PLN130339 - COLLINS

Public hearing to consider recommendation to the Board of Supervisors to amend the Local Coastal Program rezoning 2.0 acres of a 30-acre parcel from Resource Conservation, Coastal Zone ["RC(CZ)"] to Watershed and Scenic Conservation, Special Treatment, Coastal Zone ["WSC/SpTr(CZ)"] to allow establishment of a domestic well, removal of two Monterey pine trees and construction of a new single-family dwelling where some of the development would occur on slopes in excess of 30% and within 100 feet of an environmentally sensitive habitat area (ESHA).

Project Location: 83 Mt. Devon Road, Carmel (APN: 241-021-007-000)

Proposed CEQA Action: Adopt a Mitigated Negative Declaration

Project Planner Anna Quenga and RMA Services Manager Brandon Swanson presented the project.

Applicant’s Agent: Robert Carver, Michael Herington

Public Comment: Gwen Deamaral and Mark Divinial

It was moved by Commissioner Diehl, seconded by Commissioner Mendez and passed the following vote to adopt a motion of intent to recommend denial of the rezoning and continue the project until after the Board of Supervisors has considered the rezoning:

AYES: Diehl, Duflock, Getzelman, Hert, Mendez, Roberts, Vandevere

NOES: None

ABSENT: Ambriz, Padilla, Rochester

ABSTAIN: None

6. PLN120587 - HUGO, H AND LINDA TRS

Public hearing to consider allowing the Transient Use of an existing two-story, 8 bedroom/8 bathroom single family residential property for remuneration (aka Short Term Rental).

Project Location: 583 Viejo Road, Carmel (Assessor's Parcel Number 103-031-004-000), Greater Monterey Peninsula Area Plan.

CEQA Action: Categorically Exempt per Section 15301 of CEQA Guidelines

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

Public Comment: Michael Herington, Agent and Pamela Butler

It was moved by Commissioner Getzelman, seconded by Commissioner Hert and passed by the following vote to continue the project to the September 27, 2017 Planning Commission meeting wherein a draft resolution recommending

Denial would be considered:

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

OTHER MATTERS

Commissioners requested a letter be sent to thank the resigning LUAC members for their service.

It was moved by Commissioner Diehl and seconded by Commissioner Mendez to accept the Land Use Advisory Reappointments, Appointments, and resignations.

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

Commissioner Mendez requested a report regarding the number of trees the Planning Commission has approved to be removed in 2017.

7a. Reappoint the following to the Big Sur Land Use Advisory Committee:

- David Smiley

- Steve Beck
- S Richard Ravich

7b. Reappoint the following to the Cachagua Land Use Advisory Committee:

- Sarah Haussermann
- Kathy Hebermann
- Matthew Shea

7c. Accept the resignation of Petter “Tony” Scardina from the Cachagua Land Use Advisory Committee.

7d. Reappoint the following to the Carmel Unincorporated/Highlands Land Use Advisory Committee:

- Barbara Rainer
- Clyde Freedman

7e. Reappoint the following to the Carmel Valley Land Use Advisory Committee:

- Janet Brennan
- David Burbidge
- Neil Agron

7f. Reappoint the following to the Castroville Land Use Advisory Committee:

- Ronald Stefani
- Richard Coffelt

7g. Reappoint the following to the Del Monte Forest Land Use Advisory Committee:

- Sandy Getreu
- Kimberly Caneer
- Rick Verbanec

7h. Reappoint the following to the North County Land Use Advisory Committee:

- David Evans
- Emily Tafoya
- Michael Mastroianni

7i. Reappoint Caroline Kenyon to the South County Land Use Advisory Committee.

7j. Accept the resignation of Carla Martinez from the South County Land Use Advisory Committee.

7k. Reappoint Scott Henningsen to the Spreckels Neighborhood Design Review Committee.

7l. Reappoint the following the Toro Land Use Advisory Committee:

- Mike Weaver
- Michael Mueller

- Beverly Bean
- Lauren Keenan
- Robert Rieger

DEPARTMENT REPORT

Receive verbal update on the Planning Commission Minutes.

Secretary Jacqueline R. Onciano informed the Planning Commission that all Planning Commission minutes would be brought before the Commission for acceptance before the end of 2017.

ADJOURNMENT

The meeting was adjourned by Vice Chair Rochester at 12:02 p.m.

APPROVED:

**JACQUELINE R. ONCIANO
PLANNING COMMISSION SECRETARY**

ATTEST:

**BY:
MELISSA MCDOUGAL
PLANNING COMMISSION CLERK**

APPROVED ON