

# 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, November 9, 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 Roberts

**ROLL CALL**

Etna Monsalve  
Rich Coffelt  
Paul C. Getzelman  
Francisco Javier Mendoza  
Amy Roberts  
Nathalia Carrillo  
Katharine Daniels  
Ernesto Gonzalez

Absent:

Martha Diehl  
Ben Work

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

**PUBLIC COMMENTS**

None

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

Commission Clerk Sophia Magana informed the Commission of correspondence received from the public for agenda item number 4 – PLN200118 Caltrans.

**COMMISSIONER COMMENTS AND REQUESTS**

None

**REFERRALS AND OTHER ITEMS**

**1. PLANNING COMMISSION REFERRALS**

Secretary Spencer gave a verbal update on referral items that are currently being worked on and will coming before the Commission in the future.

**APPROVAL OF CONSENT CALENDAR**

2. Consider finding, pursuant to AB 361 and in order for the Planning Commission to continue to meet remotely, that the COVID-19 pandemic state of emergency declared by Governor Newsom is still in effect; that the Planning Commission has reconsidered the circumstances of the state of emergency; and that the Monterey County Health Officer continues to recommend social distancing measures for meetings of legislative bodies.

**Proposed CEQA action:** Not a project pursuant to CEQA Guidelines section 15378(b)(5)

3. Approval of the October 26, 2022 Planning Commission Meeting Minutes.

**Commissioner Roberts requested to discuss the continuance of virtual meetings.**

**Kelly Donlon, County Counsel stated that the County Counsel office is working on a memo with information regarding AB2449 that will be placed on the next agenda in December wherein the matter may be discussed in more detail.**

**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 Coffelt, seconded by Commissioner Gonzalez and passed by the following vote to approve the Consent Calendar.**

**AYES: Carrillo, Coffelt, Daniels, Getzelman, Mendoza, Monsalve**

**NOES: None**

**ABSENT: Diehl, Work**

**ABSTAIN: None**

**9:00 A.M. – SCHEDULED MATTERS**

**4. PLN200118 - CALTRANS**

Public hearing to consider:

1. Rescinding the June 29, 2022 decision of the Planning Commission to approve a Combined Development Permit for the Castroville Boulevard/Highway 156 interchange project (Planning Commission Resolution 22-013);
2. A recommendation to the Board of Supervisors on amendments to the North County Land Use Plan and Coastal Implementation Plan Part 2 of Title 20 to add new polices and regulations applicable to the Castroville Blvd/Hwy 156 interchange improvements: and
3. A recommendation to the Board of Supervisors to approve a Combined Development Permit for the Castroville Boulevard/Highway 156 interchange

**Project Location:** Highway 156 (Postmiles R1.6-1.4) near Castroville Blvd and HWY 156

**Proposed CEQA Action:** Consider the CEQA/NEPA Revalidation Form together Final Environmental Impact Report/Environmental Impact Statement (FEIR/EIS) previously certified by the California Department of Transportation for the State Route 156 West Corridor Project on January 31, 2013 (SCH#1999111063).

**Anna Quenga, Project Planner presented this item.**

**Applicant – Mitch Dallas**

**PUBLIC COMMENTS**

**None**

**It was moved by Commissioner Daniels, seconded by Commissioner Coffelt and passed by the following vote to rescind the June 29, 2022 decision of the Planning Commission to approve a Combined Development Permit, and to recommend that the Board of Supervisors approve amendments to the North County Land Use Plan and Coastal Implementation Plan, Part 2, to add new policy and regulation applicable to the Interchange project and recommend the Board of Supervisors adopt the resolution of intent to approve a Combined Development Permit for the Castroville Blvd/Hwy 156 Interchange Project. This action includes the modifications to the resolution and draft ordinance as modified by the Planning Commission.**

**AYES: Carrillo, Coffelt, Daniels, Getzelman, Mendoza, Monsalve, Roberts, Gonzalez**

**NOES: None**

**ABSENT: Diehl, Work**

**ABSTAIN: None**

**5. PLN200216 - CHRISP**

Public hearing to consider approving construction of a new 11,939 square foot split-level building consisting of 9,016 square feet of automotive repair shop/warehouse and 2,923 square feet of office, a 242 square-foot trash enclosure, 29 parking stalls, and associated retaining wall(s).

**Project Location:** 1135 Madison Lane, Salinas (Assessor’s Parcel Number 261-031-002-000), Greater Salinas Area Plan.

**Proposed CEQA Action:** Consider an Addendum to a previously adopted Negative Declaration pursuant to Section 15164 of the CEQA Guidelines.

**Applicants Representative – Lino Belli**

**PUBLIC COMMENTS**

**None**

**This item was trailed to the end of the Scheduled items in order to draft additional language to be included in the resolution under finding 4 evidence d, e and f.**

**The Commission recessed for break at 10:27 a.m. and resumed at 10:38 a.m.**

**All Commissioners present except for Commissioner Work and Commissioner Diehl.**

**6. PRE-APPROVED ACCESSORY DWELLING UNIT DESIGNS**

Receive a presentation related to the development of pre-approved detached accessory dwelling unit (ADU) architectural and structural plans.

**Project Location:** Unincorporated County of Monterey

**Proposed CEQA Action:** This presentation is not a “Project” subject to CEQA.

**Craig Spencer, Planning Commission Secretary gave a verbal introductory presentation on this item.**

**Libby Barnes, Alenxandra Sklar and Jamileh Cannon with Workbench gave a presentation on this item.**

**Evan Nuckles – Housing & Community Development Building Services Manager**

**Connor Cappi – Environmental Health**

**PUBLIC COMMENTS**

**Margie Kay**

**No action required for this item.**

**7. REF220004 - GENERAL PLAN ELEMENTS UPDATES**

Receive a presentation on the status of updates to the Housing Element and Safety Element, and a new Environmental Justice Element.

**Project Location:** Unincorporated County of Monterey

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

**Melanie Beretti and Jaime Guthrie, Project Planners presented this item**

**PUBLIC COMMENTS**

**None**

**No action is required for this item.**

**The Commission continued with trailed item- PLN200216 Chrisp.**

**5. PLN200216 - CHRISP**

Public hearing to consider approving construction of a new 11,939 square foot split-level building consisting of 9,016 square feet of automotive repair shop/warehouse and 2,923 square feet of office, a 242 square-foot trash enclosure, 29 parking stalls, and associated retaining wall(s).

**Project Location:** 1135 Madison Lane, Salinas (Assessor’s Parcel Number 261-031-002-000), Greater Salinas Area Plan.

**Proposed CEQA Action:** Consider an Addendum to a previously adopted Negative Declaration pursuant to Section 15164 of the CEQA Guidelines.

**Project Planner Mary Isreal presented the revisions to the Resolution.**

**PUBLIC COMMENTS**

**None**

**It was moved by Commissioner Roberts, seconded by Commissioner Monsalve and passed by the following vote to adopt an addendum to the previous Negative Declaration pursuant to Section 15164 of the CEQA Guidelines and grant a use permit to allow construction of a new 11,939 square foot split-level building. This action includes the revisions to the resolution for the CEQA finding, finding 4 evidence d, e and f.**

**AYES: Carrillo, Coffelt, Daniels, Getzelman, Mendoza, Monsalve, Roberts, Gonzalez**

**NOES: None**

**ABSENT: Diehl, Work**

**ABSTAIN: None**

**DEPARTMENT REPORT**

Erik Lundquist gave an update on recent Board of Supervisors items considered including the introduction of the 2022 California Building Standards Code which will be considered for adoption on December 6, 2022 ultimately going into effect January 6, 2023.

Craig Spencer stated that we will be back in December with an update on the Affordable Housing and ADU pipeline numbers and a couple of projects.

**ADJOURNMENT**

This meeting was adjourned at 12:09 p.m. by Chair Mendoza.

**APPROVED:**

\_\_\_\_\_  
**CRAIG SPENCER**  
**PLANNING COMMISSION SECRETARY**

**ATTEST:**

**BY:** \_\_\_\_\_  
**SOPHIA MAGANA**  
**PLANNING COMMISSION CLERK**

**APPROVED ON** \_\_\_\_\_