

# **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, July 10, 2019**

**9:00 AM**

**Monterey County Planning Commission**

**9:00 A.M. - CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Diehl.

**ROLL CALL**

Present:

Martha Diehl

Paul C. Getzelman

Ernesto G. Gonzalez

Rich Coffelt

Etna Monsalve

Amy Roberts

Francisco Javier Mendoza

Keith Vandevere

Ana Ambriz

Melissa Duflock

**PUBLIC COMMENTS**

None.

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

Commission Clerk Melissa McDougal informed the Commission of errata memo from Staff for agenda item number 2 (PLN180361 – Cuervo), additional correspondence for agenda item number 3 (REF190027 – Industrial Hemp Pilot Program), an errata memo from Staff for agenda item number 4 (PC07704-AMD1 – Pasadera), additional correspondence for agenda item number 5(PLN170336 – Mann), and additional correspondence for agenda item for agenda item number 6 (GPZ09005 – Moss Landing Community Plan Update).

**COMMISSIONER COMMENTS, REQUESTS AND REFERRALS**

None

**9:00 A.M. – SCHEDULED MATTERS****1. PLN180032 - BORDONARO MARC**

Public hearing to consider construction of a two-story single family dwelling with an attached two-car garage (approximately 3,530 square feet). The project includes development on slopes in excess of 25%, ridgeline development and the removal of four (4) Oak trees.

**Project Location:** 257 San Benancio Road, Unit #A, Salinas, Toro Area Plan

**Proposed CEQA action:** Categorically Exempt per Section 15303 (a) of the CEQA Guidelines

**Jacqueline Nickerson, Project Planner presented this project**

**Applicant Representative: Aaron Taulobson (Architect)**

**Public Comment: Mike Weaver**

**It was moved by Commissioner Roberts, seconded by Commissioner Vandevere approved by the following vote to continue the project to a date certain of July 31, 2019:**

**AYES: Duflock, Getzelman, Roberts, Diehl, Gonzalez, Coffelt, Monsalve, Ambriz, Vandevere, Mendoza**

**NOES: None**

**ABSENT: None**

**ABSTAIN: None**

**2. PLN180361 - CUERVO (AT&T MOBILITY)**

Public hearing to consider the installation of a wireless communications facility consisting of a 50-foot high monopole with 8 antennas, all associated transmission cables; outdoor cabinets, and fenced perimeter. The facility is considered ridgeline development due to its location.

**Proposed Location:** Pine Canyon Road, King City (APN 420-071-067-000)

**Proposed CEQA Action:** Categorically Exempt per section 15303 of the CEQA Guidelines

**Cheryl Ku, Project Planner presented this project**

**Applicant Representative: Tom Johnson (AT&T)**

**Public Comment: None**

**It was moved by Commissioner Mendoza, seconded by Commissioner Duflock and passed by the following vote to find the project exempt from CEQA and approve the project with modifications:**

**AYES: Duflock, Getzelman, Roberts, Diehl, Gonzalez, Coffelt, Monsalve, Ambriz, Vandevere, Mendoza**

**NOES: None**

**ABSENT: None**

**ABSTAIN: None**

**10:30 A.M. - SCHEDULED MATTERS**

**3. REF190027 - INDUSTRIAL HEMP PILOT PROGRAM**

Public hearing to consider making a recommendation to the Board of Supervisors to adopt an ordinance to:

- a. Add Chapter 21.49 to Title 21 of the Monterey County Code (non-coastal zoning) to create an industrial hemp combining zoning district ("HMP" District) containing limited pilot program regulations for cultivation and processing of industrial hemp; and

- b. Amend Chapter 21.08 of the Monterey County Code to add the HMP District to the list of combining regulations, and amend the zoning classification to apply the HMP zoning designation to certain properties in the unincorporated area.

**Commissioner Roberts and Commissioner Duflock recused themselves due to conflict of interest.**

**Craig Spencer, RMA Services Manager presented this project. Agriculture Commissioner Henry Gonzalez was also in attendance.**

**Public Comment: Jarod Oddly, Gene Brown, Michael LeBarre (King City Mayor) and Jody Pamberton**

**It was moved by Commissioner Diehl, seconded by Commissioner Vandevere and passed by the following vote recommending the Board of Supervisors not adopt the Ordinance:**

**AYES: Getzelman, Diehl, Gonzalez, Coffelt, Monsalve, Ambriz, Vandevere, Mendoza**

**NOES: None**

**ABSENT: None**

**ABSTAIN: Roberts, Duflock**

**The commission recessed from 12:15 p.m. to 1:30 p.m.**

**4. PC07704-AMD1 - 12 PASADERA LP (PASADERA SUBDIVISION AFFORDABLE HOUSING AMENDMENT)**

Public hearing to consider modification of Condition No. 136 (Mitigation Measure No. 56) of the Bishop Ranch Subdivision (Pasadera) to change the term of the affordability restriction of the twelve (12) affordable rental units on Parcel A-2 from Low-Income to Moderate-Income.

**Project Location:** 504 Estrella De Oro Avenue, Monterey, Greater Monterey Peninsula Area Plan

**Proposed CEQA Action:** Recommend the Board of Supervisors find the project statutorily exempt pursuant to Section 15270 of the CEQA Guidelines.

**Joseph Sidor, Project Planner presented this project.**

**Applicant Representative: Anthony Lombardo**

**Public Comment: Alfred Diaz-Infante**

**It was moved by Commissioner Mendoza, seconded by Commissioner Duflock and passed by the following vote to continue the hearing of this project to a date certain:**

**AYES: Duflock, Getzelman, Roberts, Diehl, Gonzalez, Monsalve, Ambriz, Vandever, Mendoza**

**NOES: None**

**ABSENT: Coffelt**

**ABSTAIN: None**

**Commissioner Roberts has recused herself from Item Number 5, PLN170336 – Mann.**

**Commissioner Coffelt did not return from lunch.**

**5. PLN170336 - MANN (CARMEL VALLEY ORIGINAL INC.)**

Public hearing to consider a commercial cannabis retailer (dispensary) use including delivery services within an existing building located in the Light Commercial zone.

**Project Location:** 299 River Road, Salinas, Toro Area Plan (APN: 139-061-003-000)

**Proposed CEQA action:** Categorically Exempt per Class 3, Section 15303 of the CEQA Guidelines

**Son Pham-Gallardo, Project Planner presented this project.**

**Applicant: Anthony Laine**

**Public Comment: Dierdre O’Grady, Charles Kaimmy, Neva Peterson, Roy Covitz, John Dan, Genevieve Marquez, Shay Ballestari, Rhonda Valenzuela, Lori Ducoin, Christie McDonald, Alisa Hoogendik, Susan Cordue, Dee Vandansalar, Berry Kenman, Mandy Brooks, Christopher Bunn, Ellen Lyons, David Pozzi, Gayle Muther-Ulidge, Christopher Bunn Senior, Paul Jensen, Madi Solmendez, Daniel Vanburger, Grant Krammers, Gerry Tidor and Gina Krammers**

**It was moved by Commissioner Getzelman, seconded by Commissioner Monsalve and passed by the following vote to adopt a motion of intent to deny the project and continue the hearing of the project to a date certain, of August 28, 2019 as recommended by staff.**

**AYES: Duflock, Getzelman, Diehl, Gonzalez, Monsalve, Ambriz, Vandever, Mendoza**

**NOES: None**

**ABSENT: Coffelt**

**ABSTAIN: Roberts**

**OTHER MATTERS**

**None**

**DEPARTMENT REPORT**

None

**ADJOURNMENT**

The meeting was adjourned at 4:26 p.m. by Chair Getzelman.

**APPROVED:**

\_\_\_\_\_  
**BRANDON SWANSON**  
**PLANNING COMMISSION SECRETARY**

**ATTEST:**

**BY:** \_\_\_\_\_  
**MELISSA MCDOUGAL**  
**PLANNING COMMISSION CLERK**

**APPROVED ON**