

Monterey County

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



Meeting Agenda - Final

Wednesday, January 8, 2020

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 | |

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. PC 19-085 PLN170765 - MCINTOSH LEONARD H TR (LAGUNA SECA OFFICE PARK - LOT 5)

Public hearing, continued from October 30, 2019, to consider action on a General Development Plan for the Laguna Seca Office Park (LSOP) to allow residential uses on Lots 2 through 7, not to exceed the gross square footage of commercial use within the entire LSOP, in exchange for residential potential on other individual lots within the office park, and Amendment to the previously approved Combined Development Permit (PLN020332) to change the previously approved permit from construction of an approximately 20,000 square foot office building to construction of an approximately 22,000 square foot two-story 15-unit apartment building on Lot 5 of the office park.

Project Location: The General Development Plan includes all of the Laguna Seca Office Park (Lots 1-19) and the amendment would be for development at 24491 Citation Court (Lot 5), Monterey, all within the Greater Monterey Peninsula Area Plan.

Proposed CEQA Action: Consider an Addendum together with the Laguna Seca

Office Park FEIR (File No. 80-109, Resolution No. PC-3734)

Attachments: [Staff Report](#)

2. PC 19-086

PLN180289 - MILLER

Public hearing to consider the construction of a two-story single family dwelling with an attached garage (approximately 6,260 square feet), detached ADU (approximately 1,200 square feet) and the removal of four (4) oak trees.

Project Location: 24275 Via Malpaso, Monterey, Greater Monterey Peninsula Area Plan.

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

Attachments: [Staff Report](#)

[Exhibit A - Discussion](#)

[Exhibit B - Draft Resolution](#)

[Exhibit C - Vicinity Map](#)

[Exhibit D - Plan Set](#)

[Exhibit E - LUAC Minutes](#)

[Exhibit F - Forest Management Plan](#)

[Exhibit G - Biological Review](#)

3. PC 19-087

PLN190026 - YUKI THOMAS M TR ET AL (EL RANCHO TORO FARMWORKER HOUSING)

Public hearing to consider adding 112 beds to an existing 200 bed agricultural employee housing facility (312 beds total), including constructing seven (7) new 2,000 square foot units (14,000 square feet total) and a 2,000 square foot activity and laundry unit.

Project Location: 252 Hitchcock Road, Salinas, Greater Salinas Area Plan

Proposed CEQA action: Adopt a Mitigated Negative Declaration

Attachments: [Staff Report](#)

[Exhibit A - Project Data Sheet](#)

[Exhibit B - Discussion](#)

[Exhibit C - Draft Resolution](#)

[Exhibit D - Vicinity Map](#)

[Exhibit E - Initial Study-MND](#)

OTHER MATTERS

DEPARTMENT REPORT

ADJOURNMENT