

County of Monterey

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



Meeting Agenda - Final

Wednesday, December 7, 2022

9:00 AM

Monterey County Planning Commission

Francisco Mendoza, Chair

Etna Monsalve, Vice Chair

Craig Spencer, 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.

IMPORTANT NOTICE REGARDING COVID-19 AND PARTICIPATION IN THE PLANNING COMMISSION MEETING

Monterey County Planning Commission will be held by teleconference to minimize the spread of the COVID-19 virus, in accordance with the State of Emergency proclaimed by Governor Newsom on March 4, 2020, Government Code section 54953 as amended by AB 361, and the Monterey County Health Officer recommendation of social distancing measures for meetings of legislative bodies.

To participate in this Monterey County Planning Commission meeting, the public are invited to observe and address the Commission telephonically or electronically. Instructions for public participation are below:

PARTICIPATE VIA ZOOM LINK:

<https://montereycty.zoom.us/j/91452097314?pwd=ZHpyTXhXc1NTS3pMSVZTK3NXNmhJQT09>

PARTICIPATE BY PHONE: by dialing 1-669-900-6833 and then when prompted, entering the Meeting ID Access Code 914 5209 7314, **PASSWORD: 227012**

Public Participation Instructions:

The meeting will be conducted via teleconference using the Zoom program, and Commissioners will attend electronically or telephonically. The meeting will have no physical location to physically attend.

The public may observe the Zoom meeting via computer by clicking on the following link:

<https://montereycty.zoom.us/j/91452097314?pwd=ZHpyTXhXc1NTS3pMSVZTK3NXNmhJQT09>, or the public may listen via phone by dialing 1-669-900-6833 and then when prompted, entering the Meeting ID Access Code 914 5209 7314. Password: 227012

You will be asked for a "Participant ID". You do not need a Participant ID to join the meeting, press the pound key (#) again and you will be automatically connected.

1. If a member of the public wishes to comment on a particular agenda item, the public is strongly encouraged to submit their comments in writing via email to the County Housing and Community Development at phearingcomments@co.monterey.ca.us by 2:00 p.m. on the Tuesday prior to the Commission meeting. To assist County staff in identifying the agenda item to which the comment relates, the public is requested to indicate the Planning Commission date and agenda number in the subject line. Comments received by the 2:00 p.m. Tuesday deadline will be distributed to the Commission and will be placed in the record.

2. Applicants and members of the public wishing to comment on a specific agenda item while the matter is being heard during the meeting may participate by any of the following means:

a. When the Chair calls for public comment on an agenda item, the Secretary of the Commission or his or her designee will first ascertain who wants to testify (among those who are in the meeting

electronically or telephonically) and will then call on speakers and unmute their device one at a time. Public speakers including the applicant may be broadcast in audio form only.

b. If speakers or other members of the public have documents they wish to distribute to the Commission for an agenda item, they are encouraged to submit such documents by 2:00 p.m. on Tuesday before the meeting to: phearingcomments@co.monterey.ca.us. To assist staff in identifying the agenda item to which the comment relates, the public is requested to indicate the Planning Commission date and agenda number in the subject line.

c. If applicants or members of the public want to present documents/Power Point presentations while speaking, they should submit the document electronically by 2:00 p.m. on Tuesday before the meeting at phearingcomments@co.monterey.ca.us. (If submitted after that deadline, staff will make best efforts, but cannot guarantee, to make it available to present during the Commission meeting.)

d. While the matter is being heard, a member of the public may submit a comment via email, preferably limited to 250 words or less, to the Secretary of the Commission at phearingcomments@co.monterey.ca.us. To assist staff in identifying the agenda item to which the comment relates, the public is requested to indicate the Planning Commission date and agenda number in the subject line. If the comment is received prior to close of public comment on an agenda item, every effort will be made to read the comment into the record, but some comments may not be read out loud due to time limitations or length of the comment (if the comment exceeds 250 words). Comments received prior to the close of the public comment period on an agenda item will be made part of the record for that item.

3. Members of the public who wish to make a general public comment for items not on the day's agenda may submit their comment via email, preferably limited to 250 words or less, to the Secretary of the Commission at phearingcomments@co.monterey.ca.us. The Planning Commission date and "general comment" should be indicated in the subject line. The comment will be placed in the record for the meeting, and every effort will be made to read the comment into the record at the appropriate time on the agenda.

4. Individuals with disabilities who desire to request a reasonable accommodation or modification to observe or participate in the meeting may make such request by sending an email to phearingcomments@co.monterey.ca.us. The request should be made no later than noon on the Monday prior to the Commission meeting in order to provide time for County to address the request.

5. The Chair and/or Secretary may set reasonable rules as needed to conduct the meeting in an orderly manner.

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 by request by sending an email to phearingcomments@co.monterey.ca.us. Documents distributed by County staff at the meeting of the Planning Commission will be available upon request by sending an email to phearingcomments@co.monterey.ca.us.

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 Housing and Community Development at (831) 755-5025.

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.

INTERPRETATION SERVICE POLICY: The Monterey County Planning Commission invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the Monterey County Housing and Community Development Department located in the Monterey County Government Center, 1441 Schilling Place, 2nd Floor South, Salinas - or by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting of the Planning Commission.

AVISO IMPORTANTE SOBRE COVID-19 Y PARTICIPACIÓN EN LA REUNIÓN DE LA COMISIÓN DE PLANIFICACIÓN

La Comisión de Planificación del Condado de Monterey se llevará a cabo por teleconferencia para minimizar la propagación del virus COVID-19, de acuerdo con el Estado de Emergencia proclamado por el Gobernador Newsom el 4 de Marzo del 2020, Orden Ejecutiva N-29-20 emitida por el Gobernador Newsom el 17 de Marzo del 2020, y la Orden de Refugio en el Lugar (aka “Quedate en Casa”) emitida por el Oficial de Salud del Condado de Monterey el 17 de Marzo del 2020, según se pueda enmendar periódicamente.

Para participar en esta reunión de la Comisión de Planificación del Condado de Monterey, el público están invitados a observar y hacer frente a la Comisión telefónicamente o por vía electrónica. Las instrucciones para la participación pública están a continuación:

Instrucciones de participación pública:

La reunión se llevará a cabo por teleconferencia utilizando el programa Zoom, y los Comisionados asistirán por vía electrónica o telefónica. La reunión no tendrá un lugar físico para asistir físicamente. El público puede observar la reunión Zoom a través de computadora haciendo clic en el siguiente enlace: [https://montereycty.zoom.us/j/91452097314?](https://montereycty.zoom.us/j/91452097314?pwd=ZHpYTXhXc1NTS3pMSVZTK3NXNmhJQT09)

[pwd=ZHpYTXhXc1NTS3pMSVZTK3NXNmhJQT09](https://montereycty.zoom.us/j/91452097314?pwd=ZHpYTXhXc1NTS3pMSVZTK3NXNmhJQT09), o el público puede escuchar a través del teléfono llamando al 1-669-900-6833 y cuando se le solicite el código de acceso para entrar a la reunión, presione los siguientes números: 914 5209 7314, Contraseña: 227012. Se le pedirá una "identificación de participante". No necesita una identificación de participante para unirse a la reunión, presione la tecla numeral (#) nuevamente y se conectará automáticamente.

1. Si un miembro del público desea comentar sobre un tema de la agenda en particular, se le es sumamente recomendable que envíe sus comentarios

por escrito por correo electrónico a la Agencia de Administración de Recursos del Condado (Housing and Community Development) a phearingcomments@co.monterey.ca.us antes de las 2:00 P. M. el Martes antes de la reunión de la Comisión. Para ayudar al personal del Condado a identificar el número del proyecto de la agenda con el cual se relaciona el comentario, se solicita al público que indique la fecha de la Comisión de Planificación y el número de la agenda en la línea de asunto. Comentarios recibidos en la fecha límite del Martes a las 2 P.M, serán distribuidos a la Comisión y serán colocados en el registro.

2. Los aplicantes del proyecto y miembros del público que desean comentar en un proyecto específico, mientras que el proyecto se este presentando durante la reunión, pueden participar por cualquiera de los siguientes medios:

a. Cuando el Presidente del los Comisionarios (Chair of the Planning Commission) solicite comentarios públicos sobre un tema de la agenda, el Secretario de la Comisión o su designado, primero determinará quién quiere testificar (entre los que están en la reunión por vía electrónica o telefónica) y luego llamará a los oradores (speakers) y activará la bocina para el orador, uno a la vez. Todo orador, incluyendo el aplicante del proyecto, serán transmitidos por audio en altavoz solamente.

b. Si los oradores u otros miembros del público tienen documentos que desean distribuir a la Comisión para un tema o proyecto de la agenda, se les recomienda enviar dichos documentos antes de las 2:00 P.M. el Martes antes de la reunión a: phearingcomments@co.monterey.ca.us . Para ayudar al personal a identificar el número del proyecto de la agenda con el cual se relaciona el comentario, se solicita al público que indique la fecha de la Comisión de Planificación y el número de agenda en la línea de asunto.

c. Si los aplicantes o miembros del público desean presentar documentos o presentaciones de PowerPoint mientras hablan, deben enviar el documento electrónicamente antes de las 2:00 P.M. del Martes antes de la reunión a phearingcomments@co.monterey.ca.us (Si se presenta después de ese plazo, el personal hará los mejores esfuerzos, pero no puede garantizar que esté disponible su PowerPoint para presentar durante la reunión de la Comisión).

d. Mientras se escucha el proyecto, un miembro del público puede enviar un comentario por correo electrónico, preferiblemente limitado a 250 palabras o menos, al Secretario de la Comisión a phearingcomments@co.monterey.ca.us . Para ayudar al personal a identificar el proyecto de la agenda con el cual se relaciona el comentario, se solicita al público que indique la fecha de la Comisión de Planificación y el número de agenda en la línea de asunto. Si el comentario se recibe antes del cierre del comentario público sobre un tema de la agenda, se hará todo lo posible para leer el comentario en el registro, pero algunos comentarios pueden no leerse en voz alta debido a limitaciones de tiempo o duración del comentario (si el comentario supera las 250 palabras). Los comentarios recibidos antes del cierre del período de comentarios públicos sobre un proyecto de la agenda serán parte del registro de ese proyecto.

3. Los miembros del público que deseen hacer un comentario público general para los temas que no están en la agenda del día pueden enviar su comentario por correo electrónico , preferiblemente limitado a 250 palabras o menos, al Secretario de la Comisión en phearingcomments@co.monterey.ca.us . La fecha de la Comisión de Planificación y el "comentario general" deben indicarse en la línea de asunto. El comentario se colocará en el registro de la reunión, y se hará un gran esfuerzo para leer el comentario en voz alta para su registro verbalmente en el momento apropiado de la agenda.

4. Las personas con discapacidades que deseen solicitar una modificación o modificación razonable

para observar o participar en la reunión pueden realizar dicha solicitud enviando un correo electrónico a pchearingcomments@co.monterey.ca.us . La solicitud debe hacerse a más tardar el mediodía del Lunes antes de a la reunión de la Comisión para dar tiempo al Condado para que atienda la solicitud .

La Comisión de Planificación del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un interprete, por favor comuníquese con la Departamento de Vivienda y Desarrollo Comunitario localizada en el Centro de Gobierno del Condado de Monterey, (Monterey County Government Center), 1441 Schilling Place, 2nd Floor South, Salinas – o por teléfono al (831) 755-5025. La Asistente hará el esfuerzo para acomodar los pedidos de asistencia de un interprete. Los pedidos se deberán hacer lo mas pronto posible, y a lo mínimo 24 horas de anticipo de cualquier reunión de la Comisión de Planificación.

9:00 A.M. - CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Richard Coffelt	Ernesto G. Gonzalez
Amy Roberts	Francisco Javier Mendoza
Martha Diehl	Katharine Daniels
Etna Monsalve	Ben Work
Paul C. Getzelman	Nathalia Carrillo

PUBLIC COMMENTS

This is a time set aside for the public to comment on a matter that is not on the agenda.

WRITTEN CORRESPONDENCE FOR ITEMS NOT ON THE AGENDA

This is a time to review/discuss correspondence letters received from the public for items not on the agenda.

None

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 AND REQUESTS

This is a time set aside for the Commissioners to comment or request a matter that is on or not on the agenda.

REFERRAL ITEMS AND OTHER MATTERS

1. PLANNING COMMISSION REFERRALS

Attachments: [PC Referral No. 19.01 - Quarterly Report of Affordable and Workforce Housing](#)
 [PC REFERRAL SPREADSHEET 12-07-2022](#)

APPROVAL OF CONSENT CALENDAR

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

Attachments: [Draft PC Minutes_110922](#)

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

Attachments: [Proposed 2023 Planning Commission Meeting Dates](#)

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

Attachments: [Staff Report](#)
[Exhibit 1- Presentation](#)
[Exhibit 2 - Draft Community Engagement Plan](#)

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.

Attachments: [Staff Report](#)
[Exhibit A – Anthony Lombardo & Associates letter dated November 16, 2022](#)
[Exhibit B – Sateez Kadivar email dated November 22, 2022](#)
[Exhibit C - Monterey County Planning Commission Rules for Transaction of Business](#)

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.

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - Toro LUAC Minutes](#)
[Exhibit E - Visual Assessment \(LIB220083\), dated February 11, 2022](#)

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.

Attachments: [Staff Report](#)
[Exhibit A – Draft Resolution](#)
[Exhibit B – North Monterey County Cannabis Facilities Projects Initial](#)
[Exhibit C – North County LUAC Minutes \(September 5, 2018\)](#)
[Exhibit D – Agricultural Advisory Committee Minutes \(May 26, 2022\)](#)
[Exhibit E – Vicinity Map](#)

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.

- Attachments:**
- [Staff Report](#)
 - [Exhibit A - Draft Resolution](#)
 - [Exhibit B – Vicinity Map](#)
 - [Exhibit C – North County LUAC minutes for September 7, 2016](#)
 - [Exhibit D – North County LUAC minutes for November 16, 2022](#)
 - [Exhibit E – Final Initial Study - Mitigated Negative Declaration](#)
 - [Exhibit F – CEQA Public Comments](#)
 - [Exhibit G – Ordinance No. 5299](#)

DEPARTMENT REPORT

ADJOURNMENT