

County of Monterey

Monterey County Planning Commission
Monterey County Government Center - Cayenne Conference Room
1441 Schilling Place, 1st Floor
Salinas, CA 93901



Meeting Minutes - Final

Wednesday, January 13, 2021

9:00 AM

Monterey County Planning Commission

Etna Monsalve, Chair

Martha Diehl, Vice Chair

Craig Spencer, Secretary

9:00 A.M. - CALL TO ORDER

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

This meeting was conducted via teleconference using Zoom

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Mendoza

ROLL CALL

Present:

- Amy Roberts
- Martha Diehl
- Rich Coffelt
- Paul C. Getzelman
- Francisco Javier Mendoza
- Etna Monsalve
- Katharine Daniels
- Melissa Duflock
- Ana Ambriz

Absent:

- Ernesto G. Gonzalez

Secretary Brandon Swanson went over the procedures for the zoom hearing.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Sophia Magana informed the Commission of additional correspondence received from the public for Agenda Item No. 2 REF20043

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Getzelman made a request to reactivate work on cell tower design criteria. Went dormant after staff left – Luis Osorio. Getzelman suggested an appointment of a couple new Planning Commissioners as an ad hoc to formulate an approach. Brandon Swanson, Planning Commission Secretary indicated that the matter would be scheduled on a future agenda.

Commissioner Mendoza stated that several citizens of the Royal Oaks have been complaining about trash and questioned how Public Works handles those types of complaints. Mendoza indicated that the train yard has old sofas and debris all over the place. Mendoza asked that staff the matter occurring in the Royal Oaks

Community.

Doctor Moreno, Public Health Bureau Chief came before the Commission to inform the public how the County will distribute the COVID vaccine.

Commissioner Diehl stated there is a lot of interest in expanding the cannabis industry. Diehl requested a matter be placed on a future agenda that would update the Commission on County efforts to increase entry into the cannabis program.

Commissioner Diehl also requested a future report on the reorganization of the Department. Diehl indicated her knowledge of the recommendations contained in the Citygate report and a need to better understand how the County is proceeding would help inform concerned constituents. Diehl requested a current organizational chart and regular updates.

Diehl asked how the Planning Commission might help with the HCD Director recruitment process resulting from the Director leaving the Department.

Commissioner Daniels requested an update on the Cachagua cell phone tower.

APPROVAL/ACCEPTANCE OF MINUTES

- A. Acceptance of the October 28, 2020 Planning Commission Meeting Minutes.**

A. Acceptance of the October 28, 2020 Planning Commission Meeting Minutes.

It was moved by Commissioner Ambriz seconded by Commissioner Mendoza and passed by the following vote to accept the October 28, 2020 Planning Commission Meeting Minutes with a modification to remove “and Counsel” from Page 3 of the minutes under Agenda Item No. 2 PLN190097/PLN190098 Walnut Cove LLC.

AYES: Roberts, Ambriz, Diehl, Getzelman, Mendoza, Coffelt, Monsalve, Daniels, Duflock

NOES: None

ABSENT: Gonzales

ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

1. PLN190314 - DEZZ HOLDINGS LLC

Public hearing to consider allowing a farm produce sample safety and quality testing laboratory in an existing commercial building.

Project Location: 19055 Portola Drive, Salinas, Toro Area Plan

Proposed CEQA Action: Categorically exempt per Section 15301 of the CEQA Guidelines

Public hearing to consider allowing a farm produce sample safety and quality testing laboratory in an existing commercial building.

Project Location: 19055 Portola Drive, Salinas, Toro Area Plan

Proposed CEQA Action: Categorically exempt per Section 15301 of the CEQA Guidelines

Jaime Guthrie, Associate Planner presented this item

Agent: Will Daniels

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Daniels and passed by the following vote to find the project categorically exempt per section 15301 of the CEQA guidelines and approve a use permit and design approval.

AYES: Duflock, Mendoza, Daniels, Coffelt, Ambriz, Roberts, Getzelman, Monsalve, Diehl

NOES: None

ABSENT: Gonzales

ABSTAIN: None

2. REF200043 - VEHICLE MILES TRAVELED (VMT) THRESHOLDS

Public hearing to consider policy direction on the method of establishing a vehicle miles traveled (VMT) threshold(s) for the unincorporated areas of Monterey County.

Craig Spencer, HCD Services Manager presented this item

Public Comment: None

It was moved by Commissioner Daniels seconded by Commissioner Ambriz to move with staff’s recommendation for county-wide average for vehicle miles traveled.

AYES: Daniels, Ambriz, Roberts, Diehl

NOES: Duflock, Mendoza, Coffelt, Getzelman, Monsalve

ABSENT: Gonzales

ABSTAIN: None

Motion Failed.

County Counsel indicated that staff would return at a future date with more information/analysis on the data and implementation examples, including the presumption of impacts on affordable housing.

3. MONTEREY COUNTY PLANNING COMMISSION NOMINATION COMMITTEE

Appointment by current Planning Commission Chair of a Nominating Committee for 2021 Chair and Vice Chair positions

Chair Roberts nominated Commissioner Getzelman and Commissioner Monsalve to the Nominating Committee for the 2021 Chair and Vice Chair positions.

Wendy Strimling, Senior Deputy County Counsel advised Chair Roberts that the Chair appoints and will come back to next meeting in February.

OTHER MATTERS

None

DEPARTMENT REPORT

Secretary Brandon Swanson gave an update on the ADU Ordinance.

Commissioner Ambriz requested an update on pre-approved ADU constructions plans. Secretary Brandon Swanson gave an update.

Secretary Brandon Swanson gave an update on Short-Term Rentals.

Secretary Brandon Swanson gave an update on the full staffing of Project Planners.

ADJOURNMENT

The meeting was adjourned at 11:13 a.m. by Chair Roberts

APPROVED:

/S/ ERIK V. LUNDQUIST

**ERIK V. LUNDQUIST
PLANNING COMMISSION SECRETARY**

ATTEST:

**BY: Sophía Magana
SOPHIA MAGANA
PLANNING COMMISSION CLERK**

APPROVED ON 05/26/2021