

Monterey County

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



Action Minutes - Final

Wednesday, April 8, 2020

9:00 AM

Monterey County Planning Commission

*Amy Roberts, Chair
Ana Ambriz, Vice-Chair
John M. Dugan, Secretary*

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Roberts at 9:10 a.m.

This meeting was conducted via teleconference using the Microsoft Zoom program.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner, Richard Coffelt.

ROLL CALL

Present:

Martha Diehl
Rich Coffelt
Paul C. Getzeman
Ernesto G. Gonzalez
Francisco Javier Mendoza
Etna Monsalve
Amy Roberts
Ana Ambriz
Katharine Daniels
Melissa Duflock

Absent:

None

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

9:00 A.M. – SCHEDULED MATTERS

1. [PC 20-020](#) **PLN100396 - HELEN M RAISER TR**
Follow up Coastal Development Permit to an Emergency Permit PLN10094, allowing an approximately 30 foot-tall, 130 foot long Hilfiker wall (terraced wall) to stabilize and repair a collapsed arroyo bank adjacent to an existing single family dwelling; installation of drainage improvements including a subterranean culvert system, and concrete check dams placed below the bank in the arroyo bottom.
Project Location: 30650 Aurora Del Mar, Carmel (Unincorporated Highlands),

Big Sur Coast Land Use Plan

Proposed CEQA Action: Adopt a Mitigated Negative Declaration.

R. Craig Smith, Associate Planner presented the project.

Applicant: Philip Raiser

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Daniels and passed by the following vote to approve the project with changes as described on April 8, 2020:

AYES: Ambriz, Diehl, Getzleman, Gonzalez, Mendoza, Roberts, Daniels, Coffelt, Monsalve, Duflock

NOES: None

ABSENT: None

ABSTAIN: None

2. [PC 20-019](#)

PLN190008 - ABUNDANT INVESTMENTS

Public hearing to consider allowing a commercial cannabis retailer and delivery within an existing commercial building in a Light Commercial (LC) Zoning District.

Project Location: 1031 N. El Camino Real, Salinas Unincorporated, North County Area Plan (APN:133-023-042-000)

Proposed CEQA action: Categorically Exempt per Section 15303 of the CEQA Guidelines

Son Pham-Gallardo, Associate Planner presented the project.

Applicant: Robert Dee

Public Comment: None

The Commission recessed for a break at 11:05 and reconvened at 11:15 a.m.

Roll Call: All Commissioners Present after recess.

It was moved by Commissioner Mendoza, seconded by Commissioner Coffelt and passed by the following vote for a motion of intent to deny the project and continue to the hearing on May 13, 2020 to bring back the finding and evidence.

AYES: Ambriz, Diehl, Getzleman, Gonzalez, Mendoza, Daniels, Coffelt, Monsalve, Duflock

NOES: Roberts

ABSENT: None

Item No. 3 REF190027 – Hemp Pilot Program will be heard at 1:00 p.m. after the lunch break

OTHER MATTERS

4. [PC 20-021](#) a. Appoint Norman Leve to the Carmel Unincorporated/Highlands Land Use Advisory Committee.

Appoint Norman Leve to the Carmel Unincorporated/Highlands Land Use Advisory Committee.

It was moved by Commissioner Diehl, seconded by Commissioner Daniels and passed by the following vote to appoint Norman Leve to the Carmel Unincorporated/Highlands Land Use Advisory Committee.

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

NOES: None

ABSENT: None

The Commission recessed for lunch at 12:01 am and reconvened at 1:00 pm

DEPARTMENT REPORT

None

3. [PC 20-018](#) **REF190027 - INDUSTRIAL HEMP PILOT PROGRAM**

Public hearing to consider amending Chapter 21.49 of Title 21 of the Monterey County Code to extend the Industrial Hemp Pilot Program through December 31, 2022, and amend the Sectional District Maps to add the Industrial Hemp Zoning Overlay District (“HMP” District) to portions of parcels that are outside of the rural center and community area buffers.

Jose Chang, Assistant Agricultural Commissioner presented the project.

Public Comment: Robert Roach, Sean Donahoe, Aaron Johnson, Gene Johnson, Molly Erickson

It was moved by Commissioner Diehl, seconded by Commissioner Getzelman that the Planning Commission recommendation begin by restating the prior recommendation from prior hearing and suggesting that Hemp policy be separated administratively from Cannabis policy and Cannabis Committee. Move that we would support the proposed ordinance with suggestion that uniform thousand-foot buffers be included, that we specific that the pilot program be amendable throughout the period of the pilot program. All aspects of proposal which includes the split zoning and include recommending exploration of expansion of the program into the PG and RG zoning of the County.

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

NOES: None

ABSENT: None

ABSTAIN: None

Commissioner Duflock recused herself.

ADJOURNMENT

The meeting was adjourned at 3:08 p.m. by Chair Roberts.

APPROVED:

/S/ Brandon Swanson
BRANDON SWANSON
PLANNING COMMISSION SECRETARY

ATTEST:

BY: Sophia Magana
SOPHIA MAGANA
PLANNING COMMISSION CLERK

APPROVED ON June 24, 2020