

County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901



Meeting Agenda - Final

Wednesday, April 10, 2024

9:00 AM

Monterey County Planning Commission

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Planning Commission alternative actions on any matter before it.

In addition to attending in person, public participation will be available by ZOOM and/or telephonic means:

You may participate through ZOOM. For ZOOM participation please join by computer audio at: <https://montereycty.zoom.us/j/98927822741>

OR to participate by phone call any of these numbers below:

- + 1 669 900 6833 US (San Jose)
- + 1 346 248 7799 US (Houston)
- + 1 312 626 6799 US (Chicago)
- + 1 929 205 6099 US (New York)
- + 1 253 215 8782 US
- + 1 301 715 8592 US

Enter this Meeting ID number 989 2782 2741 when prompted.

PLEASE NOTE: IF ALL COMMISSIONERS ARE PRESENT IN PERSON, PUBLIC PARTICIPATION BY ZOOM IS FOR CONVENIENCE ONLY AND IS NOT REQUIRED BY LAW. IF THE ZOOM FEED IS LOST FOR ANY REASON, THE MEETING MAY BE PAUSED WHILE A FIX IS ATTEMPTED BUT THE MEETING MAY CONTINUE AT THE DISCRETION OF THE CHAIRPERSON.

If you choose not to attend the Planning Commission meeting in person, but desire to make general public comment, or comment on a specific item on the agenda, you may do so in two ways:

- a. Submit your comment via email by 5:00 p.m. on the Tuesday prior to the Planning Commission meeting. Please submit your comment to the Clerk at phearingcomments@co.monterey.ca.us . In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Planning Commission Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.
- b. You may participate through ZOOM or telephonically. For ZOOM or telephonic participation please join by computer audio using the links above.

DOCUMENT DISTRIBUTION: Documents related to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting shall be available for public inspection at the meeting the day of the Planning Commission meeting and in the Housing and Community Development Office located at 1441 Schilling Place, 2nd Floor, Salinas California. Documents submitted in-person at the meeting, will be distributed to the Planning Commission. All documents

submitted by the public at the meeting the day of the Planning Commission must have no less than ten (10) copies. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

ALTERNATIVE FORMATS: 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.

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 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. **NOTE:** All agenda titles related to numbered agenda items are live web links. Click on the title to be directed to the corresponding staff report and associated documents.

PUBLIC COMMENT: Members of the public may address comments to the Planning Commission concerning each agenda item. The timing of public comment shall be at the discretion of the Chair.

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas de la Comisión de Planificación sobre cualquier asunto que se le haya sometido.

Además de asistir en persona, la participación del público estará disponible por ZOOM y/o medios telefónicos:

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en: <https://montereycty.zoom.us/j/98927822741>

O para participar por teléfono, llame a cualquiera de estos números a continuación:

- + 1 669 900 6833 US (San Jose)
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- + 1 253 215 8782 US
- + 1 301 715 8592 US

Presione el código de acceso de reunión: 989 2782 2741 cuando se le solicite.

TENGA EN CUENTA: SI TODOS LOS COMISIONADOS ESTÁN PRESENTES EN PERSONA, LA PARTICIPACIÓN PÚBLICA DE ZOOM ES SOLO POR CONVENIENCIA Y NO ES REQUERIDA POR LA LEY. SI LA TRANSMISIÓN DE ZOOM SE PIERDE POR CUALQUIER MOTIVO, LA REUNIÓN PUEDE PAUSARSE MIENTRAS SE INTENTA UNA SOLUCIÓN, PERO LA REUNIÓN PUEDE CONTINUAR A DISCRECIÓN DEL PRESIDENTE DE LA REUNIÓN.

Si decide no asistir a la reunión de la Comisión de Planificación en persona, pero desea hacer comentarios públicos generales o comentar sobre un tema específico de la agenda, puede hacerlo de dos maneras:

- a. Envíe su comentario por correo electrónico antes de las 5:00 p.m. del martes anterior a la reunión de la Comisión de Planificación. Por favor, envíe su comentario al asistente de la Comisión de Planificación a: phearingcomments@co.monterey.ca.us . En un esfuerzo por ayudar al asistente a identificar el tema de la agenda relacionado con su comentario público, indique en la Línea de Asunto, la audiencia de la reunión (ejemplo, la Junta de la Comisión de Planificación) y número de artículo (ejemplo, artículo n.º 10). Su comentario se incluirá en el registro de la reunión.
- b. Puede participar a través de ZOOM o telefónicamente. Para ZOOM o participación telefónica, únase por audio de computadora utilizando los enlaces anteriores.

DISTRIBUCIÓN DE DOCUMENTOS: Los documentos relacionados con los temas de la agenda que se distribuyan a la Comisión de Planificación menos de 72 horas antes de la reunión estarán disponibles para inspección pública en la reunión el día de la reunión de la Comisión de Planificación y en la Oficina de Vivienda y Desarrollo Comunitario ubicada en 1441 Schilling Place, 2nd Floor, Salinas California. Los documentos presentados en persona en la reunión se distribuirán a la Comisión de Planificación. Todos los documentos presentados por el público en la reunión del día de la Comisión de Planificación deben tener no menos de diez (10) copias. Las observaciones recibidas después del tema del programa pasarán a formar parte del acta si se reciben antes de que finalice la sesión.

FORMATOS ALTERNATIVOS: Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en implementación de la misma. Para obtener información sobre cómo, a quién y cuándo una persona con una discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede hacer una solicitud de modificación o adaptación relacionada con la discapacidad, incluidas las ayudas o servicios auxiliares, o si tiene alguna pregunta sobre cualquiera de los temas enumerados en esta agenda, llame al Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey al (831) 755-5025.

POLÍZA DE SERVICIO DE INTERPRETACIÓN: Los miembros de 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 intérprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, segundo piso sur, Salinas – o por teléfono al (831) 755-5025. La asistente hará el esfuerzo para acomodar los pedidos de asistencia de un intérprete. Los pedidos se deberán hacer lo más pronto posible, y a lo mínimo 24 horas de anticipo para cualquier reunión. **NOTA:** Todos los títulos de la agenda relacionados con los puntos numerados de la agenda son enlaces web en vivo. Haga clic en el título para dirigirse al informe del personal correspondiente y los documentos asociados.

COMENTARIO PÚBLICO: Los miembros del público pueden dirigir comentarios a la Comisión de Planificación sobre cada punto del orden del día. El momento de los comentarios públicos será a discreción del presidente.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

PUBLIC COMMENT: Members of the public may address comments to the Planning Commission concerning each agenda item. The timing of public comment shall be at the discretion of the Chair.

9:00 A.M. - CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Christine Shaw
Paul C. Getzelman
Ben Work
Ernesto G. Gonzalez
Ramon Gomez
Francisco Javier Mendoza
Martha Diehl
Amy Roberts
Etna Monsalve
Katharine Daniels

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 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.

APPROVAL OF CONSENT CALENDAR

- 1. Approval of the February 28, 2024 Planning Commission Meeting Minutes.**

Attachments: [Draft PC Minutes_022824](#)

APPOINTMENTS**2. Appoint Kevin Cortopassi to the Castroville Land Use Advisory Committee.**

Attachments: [Staff Report](#)
[Exhibit A - LUAC Statement of Interest Information for Kevin Cortopassi](#)

9:00 A.M. – SCHEDULED MATTERS**3. PLN210339 - PLP PAJARO LLC**

Public hearing to receive the withdrawal of appeal by Mark Blum on behalf of PLP Pajaro LLC from the March 31, 2023 Department of Housing and Community Development (HCD) Chief of Planning's decision on Parcel Legality Status Determination.

Project Location: End of Wells Road off of Hudson Landing Road, Royal Oaks

Proposed CEQA Action: Find that discussion of the withdrawal of a denial of the appeal is Statutorily Exempt pursuant to CCR CEQA Guidelines Section 15378(b)(5) - CEQA does not apply to a parcel legality status determination because it is an administrative activity that will not result in direct or indirect physical changes in the environment.

Attachments: [Staff Report](#)

4. PLN200251 - MCATA LLC

Public hearing to consider allowing construction of a 7,390 square foot single family dwelling, inclusive of a 598 square foot garage and 466 square foot basement, and associated site improvements including a driveway, hot tub, and grading consisting of approximately 2,030 cubic yards of cut and 280 cubic yards of fill. The project would include 4,907 square feet of development on slopes exceeding 30 percent, development within 750 feet of known archaeological resources, and removal of 22 protected trees (17 Coast live oak and 5 Monterey pine, 2 of which are landmark trees).

Project Location: 3347 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone

Proposed CEQA action: Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and none of the exceptions from section 15300.2 apply to the project.

Attachments: [Staff Report](#)
[Exhibit A - Discussion](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Arborist Assessment \(LIB210052\) including Addendum and Additional Correspondence](#)
[Exhibit D - Del Monte Forest LUAC Meeting Minutes](#)
[Exhibit E - Vicinity Map](#)
[Exhibit F - Site Photos](#)
[Exhibit G - Archaeological Report Recommendation \(LIB210051\)](#)

5. PLN230173 - FEHRMAN DAVID L & EMI TRS

Public hearing to consider the construction of a new one story 3,508 square foot single family dwelling, 360 square foot detached bedroom, 621 square foot detached two-car garage and 104 square foot covered terrace; development on slopes in excess of 30 percent and removal of a total of 12 protected trees (12 Coast live oaks and 2 Valley oaks). Grading consists of approximately 800 cubic yards of cut and 300 cubic yards of fill.

Project Location: 3 Wild Turkey Run, Carmel (Santa Lucia Preserve - Phase “A”), Greater Monterey Peninsula Area Plan

Proposed CEQA Action: Consider an Addendum together with a previously certified EIR for the Santa Lucia Preserve Project Final Environmental Impact Report (SCH #: 94083019) pursuant to CEQA Guidelines Section 15164.

Attachments:

[Staff Report](#)

[Exhibit A - Draft Resolution](#)

[Exhibit B - Addendum to Rancho San Carlos EIR](#)

[Exhibit C - SLP FEIR](#)

[Exhibit D - Arborist Report](#)

[Exhibit E - Tree Replacement Plan](#)

[Exhibit F - Lot Specific Fuel Management Plan](#)

[Exhibit G - Can and Will Serve Letter](#)

[Exhibit H - Letter from DRB](#)

[Exhibit I - Vicinity Map](#)

6. PLN030204-AMD2 - UCP East Garrison, LLC

Public hearing to consider a recommendation to the Board of Supervisors on the Amendment to PLN030204 consisting of an East Garrison Specific Plan Amendment, including modification to Appendix A - East Garrison Pattern Book; Vesting Tentative Map for the Final Phase affecting parcels within the Phase 1, Phase 2 and Phase 3 Final Maps; and an amendment to the approved Combined Development Permit to redistribute the allowed development resulting in a Final Phase consisting of a mixed-use Town Center building with 30,000 square feet of commercial space and 66 affordable apartment units above and 259 residential and live/work units.

Project Location: East Garrison Specific Plan, Former Fort Ord.

Proposed CEQA Action: Consider an Addendum, together with the previously certified Final Subsequent Environmental Impact Report (SCH#2003081086) for the East Garrison Specific Plan Project (FSEIR) (Resolution No. 05-264) pursuant to CEQA Guidelines Section 15164.

- Attachments:**
- [Staff Report](#)
 - [Exhibit A - Discussion](#)
 - [Exhibit B - Draft Resolution](#)
 - [Exhibit C - East Garrison Specific Plan Blue Line](#)
 - [Exhibit D - East Garrison Specific Plan Revised Pattern Book](#)
 - [Exhibit E - Vesting Tentative Map](#)
 - [Exhibit F - Conditions of Approval Mitigation Monitoring & Reporting Program](#)
 - [Exhibit G - Addendum No. 3 to the Final Subsequent EIR](#)
 - [Exhibit H - Final Subsequent EIR \(SCH#2003081086\) for the East Garrison Specific Plan Project](#)
 - [Exhibit I - Draft First Amendment to the First Implementation Agreement](#)
 - [Exhibit J - Draft First Amendment to the Completion Guaranty for Phase 3](#)
 - [Exhibit K - Draft MOA between CHISPA and Developer for Phase 3](#)
 - [Exhibit L - Shared Parking Analysis](#)

1:30 P.M. - SCHEDULED MATTERS

7. PLN200203 - ANTHONY NICOLA, INC.

Public hearing to consider demolition of an existing single family dwelling and septic system and construction of two three-story buildings for 34 two bedroom units and one one bedroom unit with office totaling approximately 36,200 square feet for use as agricultural employee housing of up to 250 workers, a manager's suite, and three very low income level inclusionary housing units. The project also includes a Variance for less than 200 feet agricultural buffer.

Project Location: 124 Gonda Street, Royal Oaks

Proposed CEQA action: Adopt a Mitigated Negative Declaration.

- Attachments:**
- [Staff Report](#)
 - [Exhibit A - Draft Resolution](#)
 - [Exhibit B – Employee Housing Development Plan](#)
 - [Exhibit C – Vicinity Map](#)
 - [Exhibit D - Public Draft Initial Study Mitigated Negative Declaration \(ISMND\)](#)
 - [Exhibit E – Comment Letters on the ISMND](#)
 - [Exhibit F - Redline version of the ISMND](#)
 - [Exhibit G – Agricultural Advisory Committee Meeting Minutes for May 27, 2021](#)
 - [Exhibit H – North County LUAC Meeting Minutes for June 1, 2022](#)
 - [Exhibit I – Letter from PVWMA to the applicant dated February 9, 2022](#)
 - [Exhibit J – Emergency Action Plan PLN200203](#)
 - [Exhibit K - PLN200203 Trip Generation](#)

8. REF240009 - MONTEREY COUNTY GENERAL PLAN IMPLEMENTATION AND HOUSING ELEMENT ANNUAL PROGRESS REPORT

- a. Consider 2023 Annual Progress Report for the Monterey County General Plan(s);
- b. Consider 2023 Annual Progress Report for the 2015-2023 Housing Element; and
- c. Consider and provide direction regarding the Five-Year Long-Range Planning Work Program.

Proposed CEQA Action: Not a project per Sections 15060(c)(1) and 15378(b)(4) of the CEQA Guidelines.

- Attachments:**
- [Staff Report](#)
 - [Exhibit A - Draft 2023 Annual Progress Report for 2010 General Plan & Housing Element Progress](#)
 - [Exhibit B – 2023 Housing APR Table B](#)
 - [Exhibit C – Draft Five-Year Long-Range Planning Work Program Overview](#)
 - [Exhibit D - Discussion](#)

DEPARTMENT REPORT

ADJOURNMENT