

Agenda Item A.

Monterey County

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



Action Minutes - Draft

Wednesday, June 13, 2018

9:00 AM

Monterey County Planning Commission

*Paul Getzelman, Chair
Amy Roberts, Vice-Chair
Brandon Swanson, Secretary*

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Vandevere at 9:05 A.M.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commission Wizard.

ROLL CALL

Present:
Martha Diehl
Melissa Duflock
Paul C. Getzelman
Ernesto G. Gonzalez
Francisco Javier Mendoza
Cosme Padilla
Amy Roberts
Keith Vandevere
Jon Wizard

Absent:
Ana Ambriz

PUBLIC COMMENTS

None.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Melissa McDougal informed the Commission of document distributed on the dais: Additional Materials from Staff for Agenda Item Number 1 (PLN160849 – Clifton Heather Joy & Wolske Russell D; An Errata Memorandum from Staff for Agenda Item Number 3 (PLN160025 and PLN160467 – Gillette); and A Plan Sheet from Staff for Agenda Item Number 2 (PLN170300 – Phat, LLC).

ACCEPTANCE OF MINUTES

A. Acceptance of the February 22, 2017 Planning Commission Meeting Minutes.

It was moved by Commissioner Padilla, seconded by Commissioner Mendoza, and passed by the following vote to accept the February 22, 2017 Planning Commission Minutes:

AYES: Diehl, Duflock, Getzelman, Mendoza, Padilla, Roberts
NOES: None
ABSENT: Ambriz
ABSTAIN: Gonzalez, Vandevere, Wizard

9:00 A.M. – SCHEDULED MATTERS

- 1. PLN160849 - CLIFTON HEATHER JOY & WOLSKE RUSSELL D**
Continued from April 11, 2018 and April 25, 2018 Planning Commission; public hearing to consider after-the-fact removal of 43 oak trees to clear Code Enforcement case (17CE00197), the construction of a new single family dwelling with attached guesthouse, including the removal of 25 oak trees and building a new driveway on slopes exceeding 25%.
Project Location: 26735 Laureles Grade, Carmel Valley, Toro Area Plan
Proposed CEQA Action: Adopt Mitigated Negative Declaration
Jaime Scott Guthrie, project planner, and Brandon Swanson, RMA Services Manager presented the project.
Applicant Representative: Bill Foster
Public Comment: David Martin, Craig Phillips, James Pfeiffer
It was moved by Commissioner Diehl, seconded by Commissioner Padilla, and passed by the following vote to adopt a Mitigated Negative Declaration; approve a Combined Development Permit; and adopt a Mitigation Monitoring and Reporting Program subject to the conditions of approval, with the corrections as stated (add evidence to finding 3, revise conditions 20, 21 and 22; correct condition 29:
AYES: Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Padilla, Roberts, Vandevere Wizard
NOES: None
ABSENT: Ambriz
ABSTAIN: None
Recessed at 10:32 a.m. Reconvened at 10:52 a.m.
- 2. PLN160025 and PLN160467 - GILLETTE**
Public hearing to consider two separate lot line adjustments between five legal lots of record, including a lot merger between two of the lots, resulting in four legal lots of record.
Project Location: 24700 and 24718 Santa Rita Street (PLN160025), and 24725 and 24731 Camino Del Monte (PLN160467), Carmel, Carmel Area Land Use Plan, Coastal Zone
Proposed CEQA Action: Categorical Exemption pursuant to Section 15305 of the CEQA Guidelines.
Joe Sidor, project planner, and Brandon Swanson, RMA Services Manager presented the project.
Applicant Representative: Joel Panzer
Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Duflock and passed by the following vote to find the project is a minor lot line adjustment Categorically Exempt pursuant to Section 15305(a) of the CEQA Guidelines; and approve a Coastal Development Permit (PLN160025) subject to the conditions of approval:

AYES: Diehl, Duflock, Gonzales, Mendoza, Padilla, Roberts, Vandevere, Wizard
NOES: None
ABSENT: Ambriz
ABSTAIN: None

It was moved by Commissioner Diehl, seconded by Commissioner Duflock and passed by the following vote to find the project is a minor lot line adjustment Categorical Exempt pursuant to Section 15305(a) of the CEQA Guidelines; and approve a Coastal Development Permit (PLN160467) subject to the conditions of approval:

AYES: Diehl, Duflock, Gonzales, Mendoza, Padilla, Roberts, Vandevere, Wizard
NOES: None
ABSENT: Ambriz
ABSTAIN: None

3. PLN170300 - PHAT, LLC (GRUPO FLOR/EAST OF EDEN CANNABIS CO.)

Public hearing to consider allowing a commercial cannabis retailer within an existing mixed-use commercial building in the Moss Landing Commercial District and Coastal Zone.

Project Location: 8022 Moss Landing Road, Moss Landing Community Plan, North County Land Use Plan (APN:133-212-002-000)

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

Commissioner Roberts recused herself due to potential conflict of interest.

Maira Blanco, project planner, presented the project.

Applicant Representative: Jennifer Rosenthal

Public Comment: Gavin Coven

It was moved by Commissioner Padilla, seconded by Commissioner Getzelman and passed by the following vote to find the project Categorical Exempt from CEQA pursuant to Section 15303; and approve a Coastal Development Permit subject to the conditions of approval:

AYES: Diehl, Duflock, Gonzales, Mendoza, Padilla, Vandevere, Wizard
NOES: None
ABSENT: Ambriz
ABSTAIN: None

RECUSE: Roberts

Commissioner Roberts returned to the dais.

OTHER MATTERS

4. Reappoint Mary Trotter to the Big Sur Land Use Advisory Committee.

It was moved by Commissioner Diehl, seconded by Commissioner Getzelman and passed by the following vote to appoint Mary Trotter to the Land Use Advisory Committee:

AYES: Diehl, Duflock, Getzelman, Gonzales, Mendoza, Padilla, Roberts, Vandevere, Wizard
NOES: None
ABSENT: Ambriz
ABSTAIN: None

5. Reappoint Neil Agron to the Carmel Valley Land Use Advisory Committee.

It was moved by Commissioner Diehl, seconded by Commissioner Wizard and passed by the following vote to appoint Neil Agron to the Carmel Valley Land Use Advisory Committee:

AYES: Diehl, Duflock, Getzelman, Gonzales, Mendoza, Padilla, Roberts, Vandevere, Wizard
NOES: None
ABSENT: Ambriz
ABSTAIN: None

6. Reappoint Kathy Herbermann to the Cachagua Land Use Advisory Committee.

It was moved by Commissioner Diehl, seconded by Commissioner Wizard and passed by the following vote to appoint Kathy Herbermann to the Cachagua Land Use Advisory Committee:

AYES: Diehl, Duflock, Getzelman, Gonzales, Mendoza, Padilla, Roberts, Vandevere, Wizard
NOES: None
ABSENT: Ambriz
ABSTAIN: None

7. Reappoint Joy Jacobs to the Greater Monterey Peninsula Land Use Advisory Committee.

It was moved by Commissioner Roberts, seconded by Commissioner Wizard and passed by the following vote to appoint Joe Jacobs to the Greater Monterey Peninsula Land Use Advisory Committee:

AYES: Diehl, Duflock, Getzelman, Gonzales, Mendoza, Padilla, Roberts, Vandevere, Wizard
NOES: None
ABSENT: Ambirz

ABSTAIN: None

8. Reappoint Sherry Owen to the North County Land Use Advisory Committee.

It was moved by Commissioner Padilla, seconded by Commissioner Mendoza and passed by the following vote to appoint Sherry Owen to the North County Land Use Advisory Committee:

AYES: Diehl, Duflock, Getzelman, Gonzales, Mendoza, Padilla, Roberts, Vandevere, Wizard

NOES: None

ABSENT: Ambriz

ABSTAIN: None

9. Reappoint Bill "Bart" Bartosh to the South County Land Use Advisory Committee.

It was moved by Commissioner Duflock, seconded by Commissioner Mendoza and passed by the following vote to appoint Bill "Bart" Bartosh to the South County Land Use Advisory Committee:

AYES: Diehl, Duflock, Getzelman, Gonzales, Mendoza, Padilla, Roberts, Vandevere, Wizard

NOES: None

ABSENT: Ambriz

ABSTAIN: None

10. Reappoint the following to the Toro Land Use Advisory Committee:

- Ronald Vandergrift
- Roy Gobets

- **Ronald Vandergrift**
- **Roy Gobets**

It was moved by Commissioner Roberts, seconded by Commissioner Getzelman and passed by the following vote to appoint Ronald Vandergrift and Roy Gobets to the Toro Land Use Advisory Committee:

AYES: Diehl, Duflock, Getzelman, Gonzales, Mendoza, Padilla, Roberts, Vandevere, Wizard

NOES: None

ABSENT: Ambriz

ABSTAIN: None

11. Accept the resignation of Bonnie Baker and Mark Kennedy from the Toro Land Use Advisory Committee.

The Commission requested a letter be sent to Bonnie Baker and Mark Kennedy, thanking them for their service.

DEPARTMENT REPORT

12. Review of Land Use Advisory Committee Procedures (Board Resolution No.

15-103)

Staff and the Commission discussed concerns and reviewed the procedures. Commissioner Diehl requested a review of the Planning Commissioner Liaisons be added to a future agenda.

Staff discussed possibility of a site visit to a project site, but the Commission decided against having a site visit.

ADJOURNMENT

The meeting was adjourned at 12:07 p.m. by Chair Vandevere.

APPROVED:

PLANNING COMMISSION SECRETARY

ATTEST:

BY: _____
MELISSA MCDUGAL
PLANNING COMMISSION CLERK

APPROVED ON _____