

Monterey County

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



Meeting Agenda - Final

Wednesday, July 28, 2021

9:00 AM

Monterey County Planning Commission

*Ana Ambriz, Chair
Erik Lundquist, 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

Based on guidance from the California Department of Public Health and the California Governor's Office, in order to minimize the spread of the COVID 19 virus, please do the following:

1. While the Board chambers remain open, you are strongly encouraged to observe the live stream of the Planning Commission meetings at <https://monterey.legistar.com/Calendar.aspx>, If you attend the Planning Commission meeting in person, you will be required to maintain appropriate social distancing, i.e., maintain a 6-foot distance between yourself and other individuals.

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

a. Submit your comment via email by 2:00 p.m. on the Tuesday prior to the Planning Commission meeting. Please submit your comment to the Planning Commission Clerk at PCHearingComments@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 Planning Commission meeting.

b. If you are watching the live stream of the Planning Commission meeting, you may submit your comment, limited to 250 words or less, to the Planning Commission Clerk at PCHearingComments@co.monterey.ca.us. General public comment must be received during the General Public Comment item on the agenda, and comments on specific agenda items must be received as it is being heard. 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). Every effort will be made to read your comment into the record, but some comments may not be read due to time limitations. Comments received after an agenda item will be made part of the record if received prior to the end of the meeting.

c. You may participate through ZOOM. For ZOOM participation please join by computer audio at: <https://montereycty.zoom.us/j/94753594142?pwd=cC90UERpcjIKT2E1dEVCCQ0VhUFBydz09> 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: 947 5359 4142 when prompted and the Password: 541062 when prompted. Please note there is no Participant Code, you will just hit # again after the recording prompts you.

You will be placed in the meeting as an attendee; when you are ready to make a public comment if joined by computer audio please Raise your Hand; and by phone please push *9 on your keypad.

La acción recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Esa recomendación no limita las acciones alternativas de la Comisión de Planificación en ningún asunto que tenga ante sí.

Aviso importante sobre COVID 19

Basado en la guía del Departamento de Salud Pública de California y la Oficina del Gobernador de California, para minimizar la propagación del virus COVID 19, haga lo siguiente:

1. Mientras las cámaras de la Junta permanecen abiertas, le recomendamos que observe la transmisión en vivo de las reuniones de la comisión de planificación en <https://monterey.legistar.com/Calendar.aspx>

Si asiste a la reunión de la comisión de planificación en persona, deberá mantener un distanciamiento social apropiado, es decir, mantener una distancia de 6 pies entre usted y otras personas.

2. Si elige no asistir a la reunión de la comisión de planificación pero desea hacer un comentario público general o comentar un tema específico de la agenda, puede hacerlo de tres maneras:

a. Envíe su comentario por correo electrónico antes de las 2:00 p.m. el martes anterior a la reunión de la comisión. Envíe su comentario al Secretario de la comisión a PCHearingComments@co.monterey.ca.us. En un esfuerzo por ayudar al Secretario a identificar el artículo de la agenda relacionado con su comentario público, indique en la línea de asunto, el cuerpo de la reunión (es decir, la agenda de la comisión de planificación) y el número de artículo (es decir, el artículo No. 10). Su comentario se colocará en el registro en la reunión de la comisión.

b. Si está viendo la transmisión en vivo de la reunión de la Junta, puede enviar su comentario,

limitado a 250 palabras o menos, al Secretario de la comisión en PCHearingComments@co.monterey.ca.us. Los comentarios del público en general deben recibirse durante el elemento de Comentarios del público en general en la agenda, y los comentarios sobre los elementos específicos de la agenda deben recibirse mientras se escuchan. En un esfuerzo por ayudar al Secretario a identificar el artículo de la agenda relacionado con su comentario público, indique en la línea de asunto, el cuerpo de la reunión (es decir, la agenda del comisión de planificación) y el número de artículo (es decir, el artículo No. 10). Se hará todo lo posible para leer su comentario en el registro, pero algunos comentarios pueden no leerse debido a limitaciones de tiempo. Los comentarios recibidos después de un artículo de la agenda serán parte del registro si se reciben antes del final de la reunión.

c. Puedes participar a través de ZOOM. Para participar en ZOOM, únase por audio de computadora en: <https://montereycty.zoom.us/j/94753594142?pwd=cC90UERpcjlKT2E1dEVCQ0VhUFBydz09>
O para participar por teléfono, llame a cualquiera de estos números a continuación:

- + 1 669 900 6833 EE. UU. (San José)
- + 1346248 7799 EE. UU. (Houston)
- + 1312626 6799 EE. UU. (Chicago)
- + 1929205 6099 EE. UU. (Nueva York)
- + 1 253 215 8782 EE. UU.
- + 1301715 8592 EE. UU.

Ingrese este número de ID de reunión: 947 5359 4142 cuando se le solicite y contraseña: 541062. Tenga en cuenta que no hay un Código de participante, simplemente presionará # nuevamente después de que la grabación lo solicite.

Se lo colocará en la reunión como asistente; cuando esté listo para hacer un comentario público si se une al audio de la computadora, levante la mano; y por teléfono presione * 9 en su teclado.

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

9:00 A.M. - CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Ana Ambriz	Paul C. Getzelman
Richard Coffelt	Ernesto G. Gonzalez
Etna Monsalve	Francisco Javier Mendoza
Martha Diehl	Amy Roberts
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, REQUESTS AND REFERRALS

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

APPROVAL/ACCEPTANCE OF MINUTES

- A.** Acceptance of the March 31, 2021, April 28, 2021 and June 9, 2021 Monterey County Planning Commission Meeting Minutes.

Attachments: [Draft Minutes 033121](#)
[Draft Minutes 042821](#)
[Draft Minutes 060921](#)

9:00 A.M. – SCHEDULED MATTERS

- 1.** **PLN200189 - UCHIDA WATARU & NORIKO TRS**
Public hearing to consider use permits allowing replacement of greenhouses of 59,145 square feet of greenhouses that historically existed on the property while maintaining a non-conforming lot coverage (68%) and approximately 275,000 square feet commercial cannabis cultivation and cannabis nursery area within greenhouses, self-distribution of cannabis products produced onsite, non-volatile cannabis manufacturing, and cannabis processing within existing agricultural support facilities.
Project Location: 2338 Alisal Road, Salinas, Greater Salinas Area Plan

Proposed CEQA action: Consider the previously adopted Multi-Site Cannabis Initial Study/Mitigated Negative Declaration pursuant to section 15164 of the CEQA Guidelines.

Attachments: [Staff Report](#)
[Exhibit A – Project Data Sheet](#)
[Exhibit B – Draft Resolution](#)
[Exhibit C – Cannabis Cultivation Facilities Project Description Infor](#)
[Exhibit D – Multi-Site Cannabis Initial Study & Mitigated Negative I](#)
[Exhibit E – Vicinity Map](#)

2. PLN040103 EXT 1 - HANSEN JAMES AND PLISKA ALAN T (COUNTRY LAKE ESTATES)

Public hearing to consider a six-year extension to a previously approved Vesting Tentative Map (PLN040103) and a request to waive the permit application fees of \$6,790 associated with the extension request.

Project Location: 70850 and 70970 New Pleyto Road, Bradley

CEQA Action: A Mitigated Negative Declaration (adopted June 23, 2006) was prepared for the original subdivision approval (PLN040103). Subsequent review is not required for this extension pursuant to CEQA Guidelines Section 15162. The decision on the fees is not a “project” under CEQA.

Attachments: [Staff Report](#)
[Exhibit A – Draft Resolution](#)
[Exhibit B – Authorization Letter from Mr. Alan Pliska](#)
[Exhibit C – Board adopted fee waiver policy](#)

3. PLN180305-AMD1 - GUNN LEZLIE

Public hearing to consider an Amendment to a previously approved Combined Development Permit (PLN180305) to include the addition of 114 square feet to an attached two-car garage, a new spa, a revised layout of the master bathroom, a revised roof slope from 4.5:12 to 4:12 creating a larger flat roof section, and removal of three (3) additional Monterey Pine trees adding to the thirteen (13) trees previously permitted for removal, for a new total of sixteen (16) trees removed.

Project Location: 4127 Crest Road, Pebble Beach in the Huckleberry Hill planning area of the Del monte Forest Land Use Plan

Proposed CEQA action: Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines

Attachments: [Staff Report](#)
[Exhibit A – Draft Resolution](#)
[Exhibit B - Del Monte Forest LUAC Minutes](#)
[Exhibit C – Vicinity Map](#)
[Exhibit D – Forest Management Plan with Supplemental Report \(L](#)
[Exhibit E – Planning Commission Resolution 19-005 \(PLN180305\)](#)

4. **PLN160047 - POST RANCH INN & ONE SIMO PARCEL C LLC**
Public hearing to consider an amendment to an approved General Development Plan and a Combined Development Permit (PLN970492) allowing the relocation of existing and approved resort and supportive facilities at the Post Ranch Inn, including conversion of existing guest units to spa rooms, conversion of employee housing units to visitor serving units, and construction of new visitor serving units without increasing the number of units overall (40 visitor serving units and 44 employee housing units). Improvements to water and fire suppression supply systems, wastewater treatment systems and stormwater systems are also proposed. The proposed development will require removal of 6 California bay laurel trees and 1 Coast redwood and is located within 100 feet of Environmentally Sensitive Habitat Areas (ESHA) and within 750 feet of a positive archaeological site.

Project Location: The properties are located at 47900 & 47998 Highway 1, Big Sur, Big Sur Coast Land Use Plan

Proposed CEQA Action: Mitigated Negative Declaration

Attachments: [Staff Report](#)
[Exhibit A - Discussion](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C – Initial Study & Mitigated Negative Declaration](#)
[Exhibit D – Initial Study Public Comment](#)
[Exhibit E – Response Letter to CDFW Initial Study Comments](#)
[Exhibit F – Big Sur LUAC Minutes](#)
[Exhibit G – Vicinity Map](#)

OTHER MATTERS

5. Accept the Resolution of Commendation and Appreciation for Barbara Rainer for her service on the Land Use Advisory Committee.

Attachments: [Resolution of Commendation and Appreciation](#)

6. **MONTEREY COUNTY PLANNING COMMISSION NOMINATION COMMITTEE**
Appointment of a new Vice Chair position

DEPARTMENT REPORT

ADJOURNMENT