

County of Monterey

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



Meeting Agenda - Final

Wednesday, December 11, 2024

9:00 AM

Monterey County Planning Commission

The Planning Commission is pleased to announce a six-month Pilot Program for Interpretation Services, commencing in December 2024. This initiative aims to enhance accessibility and participation in our meetings.

To utilize interpretation services during the Planning Commission meetings, please scan the provided QR Code below or access the meeting via the link below. Once logged in, select your preferred language and click on 'Attend' to join.

Thank you for your cooperation and we look forward to your participation.

La Comisión de Planificación se complace en anunciar un Programa Piloto de Servicios de Interpretación de seis meses de duración, que comenzará en diciembre de 2024. Esta iniciativa tiene como objetivo mejorar la accesibilidad y la participación en nuestras reuniones.

Para utilizar los servicios de interpretación durante las reuniones de la Comisión de Planificación, escanee el código QR que se proporciona a continuación o acceda a la reunión a través del enlace que se incluye a continuación. Una vez que haya iniciado sesión, seleccione su idioma preferido y haga clic en "Asistir" para unirse.

Gracias por su colaboración y esperamos contar con su participación.

<https://attend.wordly.ai/join/THCT-8529>

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.

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.

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/95316276581>

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)
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Enter this Meeting ID number 953 1627 6581 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 sixteen (16) 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.

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/95316276581>

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

- + 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

Presione el código de acceso de reunión: 953 1627 6581 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. Pará 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 dieciséis (16) 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.

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.

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.

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

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

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, request, or refer a matter that is on or not on the agenda.

REFERRALS

1. PLANNING COMMISSION REFERRALS

- Attachments:** [Cover Page](#)
[PC Referral Spreadsheet](#)

2. Acknowledge the resignation of Beverly Bean from the Toro Land Use Advisory Committee.

- Attachments:** [Cover Page](#)
[Exhibit A - Toro LUAC resignation letter Beverly Bean](#)

3. REFERRAL 24.2 - SAN LUCAS LONG-TERM REPLACEMENT WATER SUPPLY PROJECT UPDATE

Consider receiving an update regarding a long-term replacement water supply for the community of San Lucas.

Project Location: Central Salinas Valley Area (San Lucas Community)

Proposed CEQA action: Statutory Exemption pursuant to Section 15262 of the CEQA.

Attachments: [Staff Report](#)
 [Exhibit 1 - September 12, 2024 County Board Letter to State Board](#)

4. REFERRAL 22.7 - PAJARO RIVER LEVEE IMPROVEMENTS AND RECOVERY EFFORTS

a. Consider receiving an update from the Pajaro River Flood Management Agency regarding repair and improvements to the Pajaro River Levee;

b. Consider receiving an update from staff regarding the Pajaro Long-Term Recovery Planning.

c. Provide direction to staff.

Project Location: North County Inland Area (Pajaro Community)

Proposed CEQA action: Statutory Exemption pursuant to Section 15262 of the CEQA.

Attachments: [Staff Report](#)

APPROVAL OF CONSENT CALENDAR

5. Approval of the October 9, 2024 Planning Commission Meeting Minutes.

Attachments: [Cover Page](#)
 [Draft PC Minutes_100924](#)

9:00 A.M. – SCHEDULED MATTERS**6. PLN230127 - MCDUGALL AMY E.**

Continued from August 28, 2024 and September 25, 2024 - public hearing to consider the construction of a six-story single-family dwelling with an attached garage, attached accessory dwelling unit, attached junior accessory dwelling unit, covered and uncovered decks, patios, and exterior staircases, and associated site improvements including the removal of Coast live oaks, drilling a domestic well, and development on slopes in excess of 25 percent. This project involves a reduction of the required front, side, and rear setbacks from 5 feet to 0 feet without seeking a variance.

Project Location: 10196 Oakwood Circle, Carmel

Proposed CEQA action: Statutorily Exempt pursuant to CEQA Guidelines section 15270.

Attachments: [Staff Report](#)
[Exhibit A - Discussion](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - LUAC Minutes \(June 17, 2024\)](#)
[Exhibit E - Neighborhood Photos](#)
[Exhibit F - Recorded Final Map](#)
[Exhibit G - Arborist Report](#)
[Exhibit H - Site Visit Photos](#)
[Exhibit I - Monterey Bay Engineers Letter](#)
[Exhibit J - Public Comment](#)
[Exhibit K - Applicant Requested Continuances](#)
[Exhibit L - 1975 Carmel Valley Ranch Specific Plan EIR](#)
[Exhibit M - Applicant's Fault Setback Map](#)

7. PLN140602 - JIMENEZ SALVADOR JR. TRUST (A.K.A. THE RED BARN)

Continued from July 10, August 28 and October 9, 2024, public hearing to consider amendment to Use Permits ZA-3117 and ZA-3629, as amended by Zoning Administrator Resolution No. 19-018, to increase the parking and sales area; amend an adopted General Development Plan to allow new uses including social gathering and corporate events within the Red Barn structure and in adjacent areas and allowing construction of on-site storage, shipping containers or similar, for vendors to rent); an after-the-fact permit for grading on slopes greater than 25%; and abate Code Enforcement Case Nos. 20CE00297 and 22CE00422.

Project Location: 1000, 1050, 1060 and 1150 North Highway 101, Aromas

Proposed CEQA action: Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074

Attachments: [Staff Report](#)
[Exhibit A - Project Discussion](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Redline Initial Study-Mitigated Negative Declaration](#)
[Exhibit D - CEQA Comments](#)
[Exhibit E - Vicinity Map](#)
[Exhibit F - Zoning Administrator Resolution ZA-3117](#)
[Exhibit G - Zoning Administrator Resolution ZA-3629](#)
[Exhibit H - Board of Supervisors Resolution No. 10-037](#)
[Exhibit I - Zoning Administrator Resolution No. 19-018](#)
[Exhibit J - Correspondence Received from member of the public](#)
[Exhibit K - North County LUAC Meeting Minutes for Oct. 2, 2024](#)
[Exhibit L - Correspondence with CalTrans and San Benito County Public](#)

8. PLN230337 - FARRAND TOBIN EDWARD & ROSENSTOCK SUE ANN

Public hearing to consider a Lot Line Adjustment between four legal lots of record containing 1.571 acres, resulting in four parcels containing 0.614 acres [Adjusted Parcel A], 0.425 acres [Adjusted Parcel B], 0.397 [Adjusted Parcel C], and 0.138 acres [Adjusted Parcel D].

Project Location: 24744 Dolores Street, Carmel, Carmel Area Land Use Plan.

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines sections 15305(a), and no exceptions pursuant to section 15300.2 can be made.

Attachments: [Staff Report](#)
[Exhibit A - Draft Resolution](#)
[Exhibit B - Carmel Unincorporated/Highlands LUAC Minutes \(October 2, 2023\)](#)
[Exhibit C - Vicinity Map](#)

9. PLN240128 - GOLDEN GATE ASSETS LIMITED PARTNERSHIP

Public hearing to consider demolition of an existing 2,507 square foot single family home and construction of a 2,306 square foot single family home with an attached 318 square foot garage, and an attached 790 square foot non-habitable office/game room, the removal of one (1) protected Coast Live Oak tree, and a merger between two legal lots of record consisting of Parcel A (0.099 acres) and Parcel B (0.099 acres), resulting in one parcel containing 0.198 acres (Adjusted Parcel).

Project Location: 24656 Guadalupe Street, Carmel, Carmel Land Use Plan

Proposed CEQA action: Categorically Exempt pursuant to CEQA Guidelines sections 15302 and 15305, and there are no exceptions pursuant to section 15300.2.

Attachments: [Staff Report](#)
[Exhibit A - Draft Resolution](#)
[Exhibit B - Carmel Highlands LUAC Minutes](#)
[Exhibit C - Tree Assessment](#)
[Exhibit D - Vicinity Map](#)

10. PLN220122 - CASTROVILLE SELF STORAGE LLC

Public hearing to consider allowing construction of a 54,409 square foot mini-warehouse storage facility (9 single-story buildings) with a two-story mixed-use building (1,294 sq. ft. office on the first floor, 1,294 sq. ft. residential unit on the second floor) and associated site improvements. Colors and materials include light and dark gray and light green concrete and metal. Project requires up to 16,000 cubic yards of grading/imported fill.

Project Location: 10520 Tembladera Street, Castroville

Proposed CEQA action: Adopt an Initial Study and Mitigated Negative Declaration pursuant to the CEQA Guidelines Section 15074

- Attachments:**
- [Staff Report](#)
 - [Exhibit A - Discussion](#)
 - [Exhibit B - Draft Resolution](#)
 - [Exhibit C - Agricultural Advisory Committee Minutes for January 25, 2024](#)
 - [Exhibit D - Castroville Land Use Advisory Committee Minutes for November 7, 2023](#)
 - [Exhibit E - Draft Initial Study & Mitigated Negative Declaration \(IS/MND\)](#)
 - [Exhibit F - CEQA Comments](#)
 - [Exhibit G - Redline Version of IS/MND](#)
 - [Exhibit H - Vicinity Map](#)

OTHER MATTERS

DEPARTMENT REPORT

ADJOURNMENT