

County of Monterey

Monterey County Planning Commission
Monterey County Government Center - Cayenne Conference Room
1441 Schilling Place, 1st Floor
Salinas, CA 93901



Meeting Minutes - Final

Wednesday, June 9, 2021

9:00 AM

Monterey County Planning Commission

Etna Monsalve, Chair

Martha Diehl, Vice Chair

Craig Spencer, Secretary

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Ambriz at 9:00 a.m.

This meeting was conducted via teleconference using Zoom.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Duflock

ROLL CALL

Present:

Martha Diehl

Rich Coffelt

Paul C. Getzelman

Etna Monsalve

Katharine Daniels

Ana Ambriz

Melissa Duflock

Francisco Javier Mendoza

Ernesto Gonzalez

Absent:

Amy Roberts

Planning Commission Secretary Erik Lundquist went over the procedures for the Zoom hearing.

PUBLIC COMMENTS

None

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Daniels expressed her appreciation to Public Works, Facilities and Parks for the fuel management recently conducted along Laureles Grade.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Felicia Silveira informed the Commission of errata memo from staff for Agenda Item A – Meeting Minutes, agenda correction to the address for Agenda Item No. 4 from 515 Coker to 8515 Coker, public comment for Agenda Item No. 6 – Greenhouse Expansion, and an errata memo and public comment for PLN040061-AMD1 Rancho Canada Village.

Chair Ambriz indicated Item No. 6 would be heard after agenda Item No. 1

APPROVAL/ACCEPTANCE OF MINUTES

- A. Acceptance of the December 2, 2020, February 24, 2021, March 10, 2021, May 5, 2021, and May 26, 2021 Monterey County Planning Commission Meeting Minutes.

It was moved by Commissioner Daniels and seconded by Commissioner Duflock and passed by the following vote to approve the December 2, 2020 Planning Commission Meeting Minutes:

AYES: Coffelt, Getzelman, Mendoza, Monsalve, Diehl, Duflock, Gonzales, Ambriz, Daniels

NOES: None

ABSENT: Roberts

ABSTAIN: None

It was moved by Commissioner Duflock and seconded by Commissioner Mendoza and passed by the following vote to approve the February 24, 2021 Planning Commission Meeting Minutes:

AYES: Coffelt, Getzelman, Duflock, Mendoza, Monsalve, Diehl, Gonzales, Ambriz, Daniels

NOES: None

ABSENT: Roberts

ABSTAIN: None

It was moved by Commissioner Daniels and seconded by Commissioner Ambriz and passed by the following vote to approve the March 10, 2021 Planning Commission Meeting Minutes with the modifications in the staff Errata Memo:

AYES: Coffelt, Getzelman, Mendoza, Monsalve, Diehl, Gonzales, Ambriz, Daniels

NOES: None

ABSENT: Roberts

ABSTAIN: Duflock

It was moved by Commissioner Daniels and seconded by Commissioner

Mendoza and passed by the following vote to approve the May 5, 2021 Planning Commission Meeting Minutes with the modifications in the Errata Memo:

AYES: Coffelt, Getzelman, Mendoza, Monsalve, Diehl, Duflock, Daniels, Gonzales, Ambriz

NOES: None

ABSENT: Roberts

ABSTAIN: None

It was moved by Commissioner Daniels and seconded by Commissioner Gonzales and passed by the following vote to approve the May 26, 2021 Planning Commission Meeting Minutes with the change in the Errata Memo:

AYES: Coffelt, Getzelman, Mendoza, Monsalve, Daniels, Duflock, Diehl, Gonzales

NOES: None

ABSENT: Roberts

ABSTAIN: Ambriz

9:00 A.M. – SCHEDULED MATTERS

- 1. Accept the Resignation of Barbara Rainer from the Land Use Advisory Committee**

Public Comment: None

It was moved by Commissioner Diehl and seconded by Commissioner Duflock to accept Barbara Rainer’s resignation from the Carmel Highland Land Use Advisory Committee by the following vote:

AYES: Coffelt, Getzelman, Duflock, Mendoza, Daniels, Monsalve, Diehl, Gonzales, Ambriz

NOES: None

ABSENT: Roberts

ABSTAIN: None

- 6. EXPANSION OF GREENHOUSES AND INDUSTRIAL BUILDINGS FOR COMMERCIAL CANNABIS CULTIVATION**

Public hearing to consider a recommendation to the Board of Supervisors on a draft ordinance amending Section 21.67.050 of Title 21 of the Monterey County Code (non-coastal zoning ordinance) to:

- 1) Allow for permitting of commercial cannabis cultivation within new or expanded greenhouses on properties zoned Farmland that contain at least one greenhouse that was legally established prior to January 1, 2016;
- 2) Within Industrial zones, rescind language limiting permitting of commercial cannabis cultivation to occur within industrial buildings legally established prior

to January 1, 2016 so as to enable the permitting of commercial cannabis cultivation within industrial zones regardless of when the structure was permitted;

- 3) Allow permitting of medium cultivation license types (having a canopy of between 10,001 square feet and 22,000 square feet) with an administrative permit in the Light Industrial zoning district; and
- 4) Amend language references to permitting of outdoor commercial cannabis.

This matter was continued from the Planning Commission meeting of May 26, 2021.

Craig Spencer, HCD Planning Manager presented this item.

Public Comment: Janet Louie, Robert Roach

It was moved by Commissioner Diehl to adopt a motion of intent recommending the Board of Supervisors decline to adopt the ordinance as drafted, seconded by Commissioner Mendoza and passed by the following vote:

AYES: Getzelman, Duflock, Mendoza, Daniels, Monsalve, Diehl, Gonzales

NOES: None

ABSENT: Roberts

ABSTAIN: Coffelt, Ambriz

2. PLN170061- HACKETT

Public hearing to consider a use permit to allow approximately 110,000 square feet of commercial cannabis cultivation, 188,000 square feet of commercial cannabis nursery space, non-volatile manufacturing, self-distribution, and processing within existing greenhouses and support buildings at 23940 Potter Road, Salinas.

Project Location: 23940 Potter Road, Salinas, Greater Salinas Area Plan

Proposed CEQA Action: Multi-Site Cannabis Initial Study/Mitigated Negative Declaration, CEQA §15164.

Victoria Kim, Assistant Planner presented this item.

Applicant's Agent: Jennifer Rosenthal

Public Comment: None

It was moved by Commissioner Coffelt to refer this matter to the Chief of Planning for consideration, seconded by Commissioner Ambriz and passed by the following vote:

AYES: Coffelt, Getzelman, Duflock, Mendoza, Daniels, Monsalve, Diehl, Gonzales, Ambriz

NOES: None

ABSENT: Roberts

ABSTAIN: None

3. PLN040103-EXT1 - HANSEN

Public hearing to consider approving a six-year extension to a previously approved Vesting Tentative Map (PLN040103).

Project Location: 70850 New Pleyto Road, Bradley

CEQA Action: A Mitigated Negative Declaration (adopted June 23, 2006) was prepared for the original approval (PLN040103). Subsequent review is not required for this extension pursuant to CEQA Guidelines Section 15162.

Michelle Huang, Assistant Planner presented this item.

Applicant's Agent: Craig Spencer advised the Planning Commission of an email the applicant sent requesting the matter be moved to July 28, 2021

Public Comment: None

It was moved by Commissioner Duflock to continue this project to a date certain of July 28, 2021, seconded by Commissioner Getzelman and passed by the following vote:

AYES: Coffelt, Getzelman, Duflock, Mendoza, Daniels, Monsalve, Diehl, Gonzales, Ambriz

NOES: None

ABSENT: Roberts

ABSTAIN: None

4. PLN170647 - SMITH RICHARD C & SUSAN BOONE SMITH TRUST (ECO-SITE/T-MOBILE CELL TOWER)

Public hearing to consider a use permit to allow the installation of a new 65-foot-tall wireless communication facility with at-ground equipment shelter and fenced enclosure. The pole and antenna will have a faux oak tree appearance.

Project Location: 515 Coker Road, Salinas

CEQA Action: Mitigated Negative Declaration

Mary Israel, Senior Planner presented this item.

Applicant's Agent: None

Public Comment: None

It was moved by Commissioner Gonzales to continue this project to a date uncertain, seconded by Commissioner Diehl and passed by the following vote:

AYES: Coffelt, Getzelman, Duflock, Mendoza, Daniels, Monsalve, Diehl, Gonzales, Ambriz

NOES: None

ABSENT: Roberts

ABSTAIN: None

5. PLN180085 - MATA

Public hearing to consider a Combined Development Permit to allow the construction of a 3,428 square foot two-story single family dwelling with a 780 square foot attached garage; removal of 18 trees (Monterey pine); development on slopes exceeding 30 percent and development within 100 feet of environmentally sensitive habitat area.

Project Location: 4053 Costado Road, Pebble Beach (Assessor's Parcel Number 008-091-005-000), Del Monte Forest Land Use Plan, Coastal Zone.

Proposed CEQA Action: Consider and adopt a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Plan.

Son Pham-Gallardo, Senior Planner presented this item.

Applicant's Agent: Bill Mefford

Public Comment: None

It was moved by Commissioner Diehl to adopt a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Plan and approve the combined development permit, seconded by Commissioner Daniels and passed by the following vote:

AYES: Coffelt, Getzelman, Duflock, Mendoza, Daniels, Monsalve, Diehl, Gonzales, Ambriz

NOES: None

ABSENT: Roberts

ABSTAIN: None

The commission recessed from 10:06 a.m. to 10:17 a.m.

Roll Call after break, all commissioners present except for Commissioner Roberts

7. PLN040061-AMD1/ Rancho Cañada Ventures, LLC

Public hearing (continued from May 5, 2021) to consider a recommendation to the Board of Supervisors regarding the Rancho Cañada Village Project, including:

a. Amendment of the text of Carmel Valley Master Plan Policy CV-1.27 so that the Project shall be required to provide a minimum of 20% affordable housing units, rather than 50% affordable/workforce housing;

b. Adoption of an ordinance to: rezone approximately 22 acres of the Project site from Public/Quasi-Public with Design Control, Site Plan Review and Residential Allocation Zoning Overlay Districts (PQP-D-S-RAZ) to Medium Density Residential with a maximum density of 3 dwelling units per acre together with Design Control and

Site Plan Review overlay districts (MDR/3-D-S), rezone 5 acres from PQP-D-S-RAZ to High Density Residential with a maximum density of 10 dwelling units per acre and the same overlay districts (HDR/10-D-S); rezone approximately 3 acres from PQP-D-S-RAZ to High Density Residential with a maximum density of 5 dwelling units per acre and the same overlay districts (HDR/5-D-S); and rezone the remaining approximate 47 acres of the project site from PQP-D-S-RAZ to Open Space (O); and amend sections 21.10.070 and 21.12.070 of the non-coastal zoning ordinance (Title 21 of the Monterey County Code) to add special requirements applicable to the lots zoned for High Density Residential and Medium Density Residential use within the Rancho Canada Village Subdivision; and

c. Approval of a Combined Development Permit for the Rancho Cañada Village “Increased Unit, Greater Affordability Project” (refinement of Alternative 6B of the FEIR) consisting of a total of 145 housing units, including Vesting Tentative Map creating 106 residential lots for 93 single family residences, 12 townhomes, and 40 units of affordable/workforce housing, and Use Permits for development within the Carmel River Floodplain and removal of up to 37 native trees.

Proposed CEQA Action: Recommend the Board of Supervisors certify the Rancho Cañada Village Second Revised Final Environmental Impact Report [SCH#: 20006081150, June 2020]

Location: In the Carmel Valley along Carmel Valley Road, east of the intersection of Carmel Valley Road and State Route 1 in unincorporated Monterey County (former West Course at Rancho Canada Golf Course) [Assessor Parcel Numbers: 015-162-017-000, 015-162-025-000, 015-162-026-000, 015-162-040-000, 015-162-048-000, 015-162-049-000, and portions of 015-162-043-000 and 015-162-051-000]

Mary Israel, Senior Planner presented this item

Tom Bonigut, Chief of Public Works

Mitchell Vernon, Water Resources Hydrologist

Applicant’s Agent: Jim Moose, Alan Williams

Public Comment: Pris Walton, Larry Bacon, Margaret Robbins

It was moved by Commissioner Diehl to approve staff recommendation, including adopting the proposed resolutions to recommend amendment of Carmel Valley Master Plan Policy CV-1.27 and to recommend the Board of Supervisors certify the Second Revised Final EIR for the Rancho Canada Village Project, adopt an ordinance to rezone the project site, approve a Combined Development Permit for the refinement of Alternative 6B for 145 units with modification to Condition 112 to specify 28 moderate income units and 12 Workforce (6 Workforce I and 6

Workforce II), and with revision of the findings to reflect applicant’s proposal to rent the 12 townhomes, and with an additional recommendation for staff to work with the applicant on applicant’s requests for changes to conditions set out in applicant’s June 8, 2021 letter and seconded by Commissioner Gonzales and passed by the following vote:

AYES: Coffelt, Getzelman, Duflock, Mendoza, Daniels, Monsalve, Diehl, Gonzales, Ambriz

NOES: None

ABSENT: Roberts

ABSTAIN: None

OTHER MATTERS

8. Planning Commission Referrals

Planning Secretary Erik Lundquist gave an update on the referral sheet.

DEPARTMENT REPORT

Planning Secretary Lundquist gave an update on upcoming meeting agendas. County Counsel announced Erik Lundquist has been appointed to the Director of Housing and Community Development

ADJOURNMENT

The meeting was adjourned at 12:02 p.m.

APPROVED:

/S/ ERIK LUNDQUIST

**ERIK LUNDQUIST
PLANNING COMMISSION SECRETARY**

ATTEST:

/S/ FELICIA SILVEIRA

**BY: _____
FELICIA SILVEIRA
PLANNING COMMISSION CLERK**

APPROVED ON 07/28/2021