

Monterey County

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



Action Minutes - Final

Wednesday, February 26, 2020

9:00 AM

Monterey County Planning Commission

*Amy Roberts, Chair
Ana Ambriz, Vice-Chair
John M. Dugan, Secretary*

9:00 A.M. - CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Diehl.

ROLL CALL

Present:
Martha Diehl
Rich Coffelt
Paul C. Getzelman
Etna Monsalve
Francisco Javier Mendoza
Amy Roberts
Ana Ambriz
Katharine Daniels
Melissa Duflock

Absent:
Ernesto G. Gonzalez

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Getzelman requested to have more than one item on the agenda due to travel time for the Commissioners.
Commissioner Daniels requested having a Land Acknowledgement in the Planning Commission.
Planning Commission Secretary, Brandon Swanson addressed the Referral Sheet.

ACCEPTANCE OF MINUTES

- A.** [MIN 20-007](#) Acceptance of the June 13, 2018 Planning Commission Meeting Minutes.

The June 13, 2018 Planning Commission Meeting Minutes have been accepted by Commissioner Diehl, seconded by Commissioner Getzelman with the following vote:

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

NOES: None
ABSENT: Gonzalez
ABSTAIN: Ambriz

- B. [MIN 20-008](#) Acceptance of the August 8, 2018 Planning Commission Meeting Minutes.

The August 8, 2018 Planning Commission Meeting Minutes have been accepted by Commissioner Diehl, seconded by Commissioner Ambriz with the following vote:

AYES: Diehl, Getzelman, Roberts, Daniels, Coffelt, Monsalve, Duflock, Ambriz

NOES: None

ABSENT: Gonzalez

ABSTAIN: Mendoza

9:00 A.M. – SCHEDULED MATTERS

1. [PC 20-014](#) **PLN150337 - ESALEN INSTITUTE**
Consider continuing the public hearing to March 11, 2020 from the February 26, 2020 Planning Commission hearing for the construction of three buildings totaling 12,893 square feet and containing 32 new employee housing units, which will be added to an existing building containing 11 employee housing units, resulting in a 43 unit employee housing complex, and construction of a 1,010 square foot common room for employees of the Esalen Institute.
Project Location: 54105 Highway 1, Big Sur, Big Sur Coast Land Use Plan, Coastal Zone.
Proposed CEQA Action: Addendum to an adopted Initial Study and Mitigated Negative Declaration.
Craig Spencer, Planner Manager presented the continuance of this project to March 11, 2020.
Applicants Representative: None
Public Comment: None
It was moved by Commissioner Diehl to continue this item to March 11, 2020, seconded by Commissioner Getzelman and passed by the following vote:
AYES: Ambriz, Diehl, Getzelman, Mendoza, Roberts, Daniels, Coffelt, Monsalve, Duflock
NOES: None
ABSENT: Gonzalez
ABSTAIN: None
2. [PC 20-013](#) **PLN180371 - PACIFIC GAS & ELECTRIC CO (ELKHORN BATTERY STORAGE FACILITY)**
Public hearing to consider approving installation of a new battery energy storage system consisting of approximately 270 manufactured battery storage units with a capacity of up to 730 megawatt hours (MWh) and associated improvements for

connection to existing power transmission facilities on 4.5 acres of land at the PG&E substation in Moss Landing.

Project Location: 7251 Highway 1, Moss Landing, North County Land Use Plan, Moss Landing Community Plan, Coastal Zone

Proposed CEQA action: Adopt a Mitigated Negative Declaration

Yasmeen Hussain, Associate Planner presented the project.

Applicant Representative: Molly Sandmerjer

Public Comment: Kevin Daton

The Commission recessed at 9:53 a.m. until 10:02 a.m.

Public Comment: Adam Preyer (PG&E Project Manager)

It was moved by Commissioner Coffelt to approve with changes, seconded by Commissioner Mendoza and passed by the following vote:

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

NOES: None

ABSENT: Gonzalez

ABSTAIN: None

OTHER MATTERS

3. [PC 20-015](#) Planning Commission appointment of members to the Native American and Archaeological Resources Technical Advisory Panel based on recommendation from the Planning Commission Selection Sub-Committee.

- Mr. Fred Segobia will be the Tribal Representative for the Salinan Tribe
- Cari Herthel will be the Tribal Representative for the Esalen Tribe
- Valentine Lopez will be the Tribal Representative for the Ammalutzan Tribe
- Ariane Garcia will be the Tribal Representative for the Chalone Council
- Archeologist – Aaron Enright
- Archeologist – Susan Moorely
- Archeologist – Thomas Whitley
- Archeologist – Ted Roberts

It was moved by Commissioner Getzelman to appoint the 8 selected individuals, seconded by Commissioner Diehl and passed by the following vote:

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

NOES: None

ABSENT: Gonzalez

ABSTAIN: None

DEPARTMENT REPORT

Brandon Swanson, Planning Commission Secretary provided the department report for the Affordable Housing (SB2) in three specific projects.

1. Pre-done ADU Plans
2. Start the Chualar Community Plan
3. Revise Nexxus Study for Castroville Community Plan for the developer impact fees

ADJOURNMENT

The meeting was adjourned at 10:21 a.m. by Chair Roberts.

APPROVED:

/S/ Brandon Swanson
BRANDON SWANSON
PLANNING COMMISSION SECRETARY

ATTEST:

BY: Sophia Magana
SOPHIA MAGANA
PLANNING COMMISSION CLERK

APPROVED ON June 24, 2020