

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, March 31, 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.

Commissioner Daniels wanted to state on record she will need to leave for another appointment at 12:30 p.m., but may rejoin at 1:30 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Diehl

ROLL CALL

Present:

Amy Roberts
Martha Diehl
Rich Coffelt
Paul C. Getzelman
Etna Monsalve
Katharine Daniels
Ana Ambriz
Ernesto Gonzalez
Melissa Duflock

Absent:

Francisco Javier Mendoza

PUBLIC COMMENTS

None

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

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Sophia Magana informed the Commission of additional correspondence received from the public for Agenda Item No.1 – PLN190204 - Antle, correspondence from the public for Agenda Item No. 2 – PLN200052 – 26195 Scenic Holdings LLC and a memo from staff for Agenda Item No. 2 - PLN200052 – 26195 Scenic Holdings LLC. Also distributed morning of the hearing is correspondence from the public for Agenda Item No. 4 - Outdoor Cannabis Cultivation Pilot Program Update.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Getzelman requested staff add the establishment of a cell tower AdHoc Committee to a future Agenda.

9:00 A.M. – SCHEDULED MATTERS**1. PLN190204 - ANTLE MIKE V TR ET AL**

Public hearing to consider a minor subdivision vesting tentative map that would divide one 47-acre parcel into two parcels of 8 acres and 39 acres. This item was continued from September 9 and 30, and October 28, 2020.

Project Location: 701 Monterey-Salinas Highway, Toro Area Plan

Proposed CEQA Action: Project is not subject to CEQA pursuant to Section 15061(b)(3) of the Guidelines.

Jaime Guthrie, Associate Planner presented this item. Guthrie read into the record a staff suggestion to add a condition of approval requiring an indemnification agreement.

Applicant's Agent: Anthony Lombardo

Public Comment: Michael Weaver, Margie Kay-North,

Environmental Health Supervisor Roger Van-Horn, suggested a condition of approval regarding the proposed two-connection water system.

Assistant County Counsel Wendy Strimling suggested specifying the pumping allocations and modifications to the parcel map.

It was moved by Commissioner Diehl, seconded by Commissioner Ambriz and passed by the following vote to trail the item until after the lunch break to create a firm list of conditions.

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

NOES: None

ABSENT: Mendoza

ABSTAIN: None

The Commission recessed for break at 10:47am and reconvened at 10:57am

Roll Call after break - All Commissioners present, Commissioner Mendoza Absent

2. PLN200052 - 26195 SCENIC HOLDINGS LLC

Public hearing to consider construction of a single-story single family dwelling. Development would occur within 750 feet of a known archaeological resource.

Project Location: 26195 Scenic Road, Carmel, Carmel Area Land Use Plan

Proposed CEQA Action: Adopt Mitigated Negative Declaration

Jaime Guthrie, Senior Planner presented this item

Applicant's Agent: Angus Jeffers

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Duflock and passed by the following vote to adopt a Mitigated Negative Declaration, and Mitigation and Report Program and to approve the combined development permit allowing construction of a single-story single family dwelling. Development would occur within 750 feet of a known archaeological resource.

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

NOES: None

ABSENT: Mendoza

ABSTAIN: None

3. PLN200073 - AT&T OP MURPHY

Public hearing to consider the installation of a wireless communications facility consisting of a 125-foot high monopole and a 21' x 28' square foot fenced equipment area and associated equipment, including a walk-in cabinet and diesel generator including a variance for a 210 square foot addition to the building site coverage.

Proposed Location: 31450 Hwy 101, Gonzales (APN 257-041-012-000)

Proposed CEQA Action: Categorically Exempt per section 15303 of the CEQA Guidelines

Craig Spencer, HCD Services Manager presented this item

Applicant's Agent: Tom Johnson

Public Comment: None

It was moved by Commissioner Duflock, seconded by Commissioner Gonzalez and passed by the following vote to find the project categorically exempt per section 15303 of the CEQA Guidelines and approve a use permit to allow a 125-foot tall wireless communication facility with associated equipment and approve a variance to allow 5.8 lot coverage.

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

NOES: None

ABSENT: Mendoza

ABSTAIN: None

4. OUTDOOR CANNABIS CULTIVATION PILOT PROGRAM UPDATES AND REVISIONS TO THE RENEWABLE ENERGY REQUIREMENTS FOR INDOOR CULTIVATION

Public hearing to consider a recommendation to the Board of Supervisors on draft ordinances amending Monterey County Code (coastal and non-coastal zoning ordinances) to amend:

- (a) Renewable energy generation requirements for indoor cannabis cultivation (Chapter 20.67 and 21.67);
- (b) Expand the outdoor cannabis cultivation regulations to include the Central Salinas Valley Area and add grazing land zoning districts within the Central Salinas Valley and Cachagua Area Plans to locations where outdoor cultivation may be permitted (Chapter 21.69); and
- (c) Reduce the setback required from the nearest off-site structure from 500 feet to 250 feet, to modify the criteria for granting and exception to the setback from the nearest off-site structure, to increase the maximum allowable canopy from 10,000 square feet to 20,000 square feet, and to extend the pilot program from 5 years to 8 years (Chapters 20.69 and 21.69).

Craig Spencer, HCD Services Manager presented this item

Public Comment: Christopher Bunn, Norm Groot, John DeFloria, Harmony DeAngelo, Ryan Ferrasci, Oliver Bates, Tyler (no last name given), Myles Learner, John Cumming

It was moved by Commissioner Diehl, seconded by Commissioner Daniels and passed by the following vote to forward this item to the Agricultural Advisory Committee with the suggestions, concerns, and interests raised including, but not limited to, the relocation program, incorporation of other zoning districts, and equity for small farmers, and to continue this matter to a date certain of April 28, 2021.

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

NOES: None

ABSENT: Mendoza

ABSTAIN: None

Nadia Garcia of Monterey County Agricultural Commissioner's office stated their office facilitates the Agricultural Advisory Committee meetings, verified April 22, 2021 as its next Committee meeting and indicated that the Ag Advisory Committee draft minutes of that date would be available to planning staff prior to April 28, 2021.

The Committee recessed for lunch at 1:00 p.m. and reconvened at 1:36 p.m.

Commissioner Gonzalez and Commissioner Coffelt will not be present after lunch break. Commissioner Roberts will be able to return on audio only.

Roll Call After Lunch break

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

NOES: None

ABSENT: Mendoza, Daniels, Gonzalez, Coffelt

ABSTAIN: None

1. PLN190204 - ANTLE MIKE V TR ET AL

Public hearing to consider a minor subdivision vesting tentative map that would divide one 47-acre parcel into two parcels of 8 acres and 39 acres. This item was continued from September 9 and 30, and October 28, 2020.

Project Location: 701 Monterey-Salinas Highway, Toro Area Plan

Proposed CEQA Action: Project is not subject to CEQA pursuant to Section 15061(b)(3) of the Guidelines.

It was moved by Commissioner Ambriz, seconded by Commissioner Diehl to continue Agenda Item No. 1 - PLN190204 ANTLE to a date certain of April 14, 2021.

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

NOES: None

ABSENT: Mendoza, Daniels, Gonzalez, Coffelt

ABSTAIN: None

OTHER MATTERS

5. Appoint Doug Paul to the Carmel Highlands Land Use Advisory Committee

Public Comment: None.

It was moved by Commissioner Diehl, seconded by Commissioner Ambriz and passed by the following vote to appoint Doug Paul to the Unincorporated Carmel Highlands Land Use Advisory Committee.

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

NOES: None

ABSENT: Daniels, Mendoza, Gonzalez, Coffelt

ABSTAIN: None

DEPARTMENT REPORT

Secretary Erik Lundquist indicated that Form 700 conflict of interest is due April 1, 2021 and two items are tentatively scheduled for the Planning Commission meeting on April 14, 2021.

PC Agenda for 4/28/21 has Rancho Canada and Combined Development permits in the Coastal Zone, staff to consider a Special Meeting for the Ranch Canada Item.

Lundquist indicated that a presentation will be scheduled with Water District staff to provide an update on allocations and water credits.

Lundquist asked how the technology was and if the Commission had any questions or concerns.

Lundquist asked if the Commission was interested in going paperless.

Commissioner Diehl, Duflock, and Roberts expressed reliance on paper copies.

Commissioner Monsalve would like to support a special meeting for the Rancho Canada item. Chair Ambriz inquired if it is possible to move the Rancho Canada to the first meeting in May as a standalone item.

Secretary Erik Lundquist verified there are 5 items on the 5/12/21 PC Agenda.

Commissioners Getzelman and Diehl supported a special meeting as it might be beneficial and best interest of the Public.

ADJOURNMENT

The meeting was adjourned at 1:50 p.m. by Chair Ambriz

APPROVED:

/S/ ERIK LUNDQUIST

ERIK LUNDQUIST
PLANNING COMMISSION SECRETARY

ATTEST:

BY: Sophia Magana

**SOPHIA MAGANA
PLANNING COMMISSION CLERK**

APPROVED ON 07/28/2021