

# **Monterey County**

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



## **Meeting Minutes - Draft**

**Wednesday, May 29, 2019**

**9:00 AM**

**Monterey County Planning Commission**

**9:00 A.M. - CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Coffelt

**ROLL CALL**

**Present:**

- Amy Roberts**
- Martha Diehl**
- Rich Coffelt**
- Paul C. Getzelman**
- Francisco Javier Mendoza**
- Etna Monsalve**
- Melissa Duflock**
- Ernesto G. Gonzalez**

**Absent:**

- Keith Vandevere**
- Ana Ambriz**

**PUBLIC COMMENTS**

None

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

Commission Clerk Melissa McDougal informed the commissioners of a hard copy packet for Agenda Item No. 1, Exhibit B of Agenda Item No. 2, and two letters from the public for Agenda Item No. 5, REF150048 – Outdoor Cannabis Cultivation Pilot Program.

**COMMISSIONER COMMENTS, REQUESTS AND REFERRALS**

None

**9:00 A.M. – SCHEDULED MATTERS**

- 1. County of Monterey Capital Improvement Program (CIP) for Fiscal Year 2019-2020**  
 Consider a report to the Board of Supervisors on consistency of the Monterey County Capital Improvement Program (CIP) for Fiscal Year 2019-2020 with the 2010 General Plan (for non-coastal area) or the Local Coastal Program and the 1982 General Plan (for coastal zone), as applicable.  
**Project Location:** County-wide  
**Proposed CEQA Action:** Not a project as defined in Section 15378 of the CEQA Guidelines  
**John Snively, RMA Management Analyst presented this item.**

**Randy Ishii, Chief of Public Works**

**Public Comment: None**

**It was moved by Commissioner Diehl to find the CIP consistent with the General Plans and forward its recommendation to the Board of Supervisors, seconded by Commissioner Mendoza and passed with the following vote:**

**AYES: Coffelt, Duflock, Diehl, Monsalve, Getzelman, Gonzales, Mendoza, Roberts**

**NOES: None**

**ABSENT: Ambriz, Vandevere**

**ABSTAIN: None**

**2. PLN160427 - HIDDEN VALLEY MUSIC SEMINARS (HVMS)**

Public hearing to consider a General Development Plan for an existing theatrical school that includes theater, classrooms, kitchen/dinning facility, and student dormitories, Lot Line Adjustment merging two parcels into one 7.31-acre lot, and construction of a new 6-unit faculty dormitory building (Approx. 2,100 square feet).

**Project Location:** 104 West Carmel Valley Road, Carmel Valley, Carmel Valley Master Plan area (APNs 189-201-014-000 and 189-201-017-000).

**Proposed CEQA action:** Categorically Exempt per Section 15303 of the CEQA Guidelines.

**Anna Quenga, HCD Senior Planner presented this item.**

**Applicant's Agent: Sam Pitnik, Peter Meccoll (General Director at Hidden Valley)**

**Public Comment: Eric Sand**

**The commission recessed from 10:29 a.m. to 10:39 a.m.**

**It was moved by Commissioner Roberts, seconded by Commissioner Mendoza and passed by the following vote to find the project categorically exempt from CEQA and approve the project:**

**AYES: Coffelt, Duflock, Diehl, Monsalve, Getzelman, Gonzales, Mendoza, Roberts**

**NOES: None**

**ABSENT: Ambriz, Vandevere**

**ABSTAIN: None**

**3. PLN170735 - AGUILERA**

Public hearing to consider an after-the-fact permit for a 144-square foot addition to an existing guesthouse and a Lot Line Adjustment to merge two parcels (.25 acre and .07 acre) into one parcel

(.32 acre).

**Project Location:** 3511 Lazarro Drive, Carmel, Carmel Land Use Plan, Coastal Zone.

**Proposed CEQA Action:** Categorically Exempt per Section 15305(a) of the CEQA Guidelines.

**Yasmeen Hussain, project planner presented this item.**

**Applicant: Frank Aguilera**

**Public Comment: None**

**It was moved by Commissioner Diehl, seconded by Commissioner Duflock, and by the following vote to find the project categorically exempt from CEQA and approve the project as amended during the hearing:**

**AYES: Coffelt, Duflock, Diehl, Monsalve, Getzleman, Gonzales, Mendoza, Roberts**

**NOES: None**

**ABSENT: Ambriz, Vandever**

**ABSTAIN: None**

**4. REF190015 - PROOF OF ACCESS ORDINANCE**

Public hearing to consider recommendations that the Board of Supervisors: 1) rescind a Resolution of Intent to adopt an ordinance adding Section 20.64.320 for coastal areas; and 2) adopt an ordinance repealing Section 21.64.320 for inland areas and adding Chapter 16.80 establishing regulations for development utilizing private streets, roads, and other travelled ways in the unincorporated areas of Monterey County.

**Location:** County-wide unincorporated Monterey County

**CEQA action:** Not a project pursuant to CEQA Guidelines Sections 15060(c)(3) and 15378(b)(5).

**Nadia Garcia, Senior Planner presented this item.**

**Public Comment: None**

**It was moved by Commissioner Duflock, seconded by Commissioner Mendoza, and passed by the following vote to recommend the Board of Supervisors adopt the Ordinance as amended:**

**AYES: Coffelt, Duflock, Diehl, Monsalve, Getzleman, Gonzales, Mendoza**

**NOES: None**

**ABSENT: Ambriz, Vandever**

**ABSTAIN: Roberts**

**10:30 A.M. – SCHEDULED MATTERS**

**5. REF150048 - OUTDOOR CANNABIS CULTIVATION PILOT PROGRAM**

Continued from May 8, 2019; Public hearing to consider making a recommendation to the Board of

Supervisors on draft ordinances amending Monterey County Code (coastal and non-coastal zoning ordinances) to create a pilot program establishing permit requirements and regulations for limited outdoor commercial cannabis cultivation in the Big Sur, Carmel Valley, and Cachagua Planning areas.

**Craig Spencer, RMA Planning Manager presented this item.**

**Public Comment: Tom (No last name provided), Mike Linder, Oliver Bates (President of Big Sur Farmers Association), Steve (No last name provided), Kashta Taylor, Harmony D'Angelo, Sam Kemp**

**It was moved by Commissioner Mendoza, seconded by Commissioner Gonzales and passed by the following vote to recommend the Board of Supervisors adopt the ordinance with the modification related to dwellings that may be used as a principal residence, for a maximum of five years, in the cases where the residence was destroyed by natural disaster.**

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

**NOES: None**

**ABSENT: Ambriz, Vandevere**

**ABSTAIN: Roberts**

**The commission recessed from 12:00 p.m. to 1:30 p.m.**

**Commissioner Vandevere arrived at 1:30 p.m.**

**Commission Clerk advised the Commission of a public comment received for Agenda Item No. 6.**

**1:30 P.M. – SCHEDULED MATTERS**

**6. GPZ090005 - MOSS LANDING COMMUNITY PLAN UPATE**

Public workshop to discuss draft Land Use designation changes and policies of the Moss Landing Community Plan update.

**Project Location:** North County Land Use Plan, Moss Landing Community, Coastal Zone

**Proposed CEQA action:** Statutorily exempt per Section 15262 of the CEQA Guidelines

**Anna Quenga and Shelley Glennon Project Planners presented this item.**

**Public Comment: Stephon Valinsky, Mark Delpiero, Jim Harby, Moll Erickson and Charla Edey (Edey Consultants)**

**Staff Recommendation Portion**

**Public Comment: Mark Delpiero and Molly Erickson**

**Special Treatment Portion**

**Public Comment: Molly Erickson and Mark Delpiero**

**The Planning Commission provided direction to Staff, no motion required.**

**OTHER MATTERS**

None

**DEPARTMENT REPORT**

**Chair Getzelman asked Secretary Swanson to update the Planning Commission referral matrix and present at the next meeting.**

**ADJOURNMENT**

**The meeting was adjourned at 3:13 p.m. by Chair Getzelman**

**APPROVED:**

\_\_\_\_\_  
**BRANDON SWANSON**  
**PLANNING COMMISSION SECRETARY**

**ATTEST:**

**BY: \_\_\_\_\_**  
**MELISSA MCDOUGAL**  
**PLANNING COMMISSION CLERK**