

Monterey County

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



Meeting Agenda - Final

Wednesday, July 10, 2019

9:00 AM

Monterey County Planning Commission

*Paul Getzelman, Chair
Amy Roberts, Vice-Chair
Brandon Swanson, Secretary*

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Planning Commission's alternative actions on any matter before it.

BREAKS will be taken approximately at 10:15 a.m. and 3:00 p.m.

DOCUMENT DISTRIBUTION: Documents relating to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting are available for public inspection at the front counter of the Resource Management Agency, Monterey County Government Center – Schilling Campus, 1441 Schilling Place – South, 2nd Floor, Salinas, CA. Documents distributed by County staff at the meeting of the Planning Commission will be available at the meeting.

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 Resource Management Agency at (831) 755-5025.

All documents submitted by the public on the day of the hearing should have no fewer than 16 copies.

The Planning Commission Clerk must receive all materials for the agenda packet by noon on the Tuesday one week prior to the Wednesday Planning Commission meeting in order for the materials to be included in the agenda packet distributed in advance to the Commission.

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

Ana Ambriz	Paul C. Getzelman
Richard Coffelt	Ernesto G. Gonzalez
Melissa Dufflock	Francisco Javier Mendoza
Martha Diehl	Amy Roberts
Etna Monsalve	Keith Vandever

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, REQUESTS AND REFERRALS

This is a time set aside for the Commissioners to comment, request, or refer a matter that is on or not on the agenda.

9:00 A.M. – SCHEDULED MATTERS

- 1. PLN180032 - BORDONARO MARC**
Public hearing to consider construction of a two-story single family dwelling with an attached two-car garage (approximately 3,530 square feet). The project includes development on slopes in excess of 25%, ridgeline development and the removal of four (4) Oak trees.
Project Location: 257 San Benancio Road, Unit #A, Salinas, Toro Area Plan
Proposed CEQA action: Categorically Exempt per Section 15303 (a) of the CEQA Guidelines

- Attachments:** [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Discussion](#)
[Exhibit C - Draft Resolution](#)
[Exhibit D - Vicinity Map](#)
[Exhibit E - Toro LUAC Minutes](#)
[Exhibit F - Tree Assessment LIB180339](#)
[Exhibit G - Geotechnical Reports LIB180433 and LIB190149](#)
[Exhibit H - Conservation and Scenic Easement](#)

2.

PLN180361 - CUERVO (AT&T MOBILITY)

Public hearing to consider the installation of a wireless communications facility consisting of a 50-foot high monopole with 8 antennas, all associated transmission cables; outdoor cabinets, and fenced perimeter. The facility is considered ridgeline development due to its location.

Proposed Location: Pine Canyon Road, King City (APN 420-071-067-000)

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

- Attachments:** [Staff Report](#)
[Exhibit A - Draft Resolution](#)
[Exhibit B - Coverage Map](#)
[Exhibit D - Electromagnetic Energy Exposure Report](#)
[Exhibit E - Photo Simulations Monopole](#)
[Exhibit F - Photo Simulations Antenna Structure](#)
[Exhibit G - Alternative Locations Map](#)
[Exhibit H - Alternative Locations Coverage Maps](#)
[Exhibit I - Vicinity Map](#)

10:30 A.M. - SCHEDULED MATTERS

3.

REF190027 - INDUSTRIAL HEMP PILOT PROGRAM

Public hearing to consider making a recommendation to the Board of Supervisors to adopt an ordinance to:

- a. Add Chapter 21.49 to Title 21 of the Monterey County Code (non-coastal zoning) to create an industrial hemp combining zoning district (“HMP” District) containing limited pilot program regulations for cultivation and processing of industrial hemp; and
- b. Amend Chapter 21.08 of the Monterey County Code to add the HMP District to the list of combining regulations, and amend the zoning classification to apply the HMP zoning designation to certain properties in the unincorporated area.

Attachments: [Staff Report](#)
[Exhibit A - Draft Resolution](#)
[Exhibit B - California Industrial Hemp Law](#)
[Exhibit C - California Code of Regulations fro Industrial Hemp Cultivation](#)

4. PC07704-AMD1 - 12 PASADERA LP (PASADERA SUBDIVISION AFFORDABLE HOUSING AMENDMENT)

Public hearing to consider modification of Condition No. 136 (Mitigation Measure No. 56) of the Bishop Ranch Subdivision (Pasadera) to change the term of the affordability restriction of the twelve (12) affordable rental units on Parcel A-2 from Low-Income to Moderate-Income.

Project Location: 504 Estrella De Oro Avenue, Monterey, Greater Monterey Peninsula Area Plan

Proposed CEQA Action: Recommend the Board of Supervisors find the project statutorily exempt pursuant to Section 15270 of the CEQA Guidelines.

Attachments: [Staff Report](#)
[Exhibit A - Draft Resolution](#)
[Exhibit B - Vicinity Map](#)
[Exhibit C - LUAC Minutes](#)
[Exhibit D - HAC Minutes](#)
[Exhibit E - Board Resolution 95-574](#)
[Exhibit F - Inclusionary Housing Agreement](#)
[Exhibit G - Correspondence](#)

5. PLN170336 - MANN (CARMEL VALLEY ORIGINAL INC.)

Public hearing to consider a commercial cannabis retailer (dispensary) use including delivery services within an existing building located in the Light Commercial zone.

Project Location: 299 River Road, Salinas, Toro Area Plan (APN: 139-061-003-000)

Proposed CEQA action: Categorically Exempt per Class 3, Section 15303 of the CEQA Guidelines

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Discussion](#)
[Exhibit C - Draft Resolution](#)
[Exhibit D - Vicinity Map](#)
[Exhibit E - Interested Party Letters](#)
[Exhibit F - Correspondence from Sharmi Shah addressing public concerns](#)
[Exhibit G - Toro LUAC Minutes](#)
[Exhibit H - Traffic Report \(November 27, 2018\)](#)
[Exhibit I - Updated Traffic Report \(May 9, 2019\)](#)
[Exhibit J - Traffic Collision History Report](#)
[Exhibit K - Lighting Plans](#)
[Exhibit L - Letter from Monterey County Public Health](#)
[Exhibit M - Security Gate](#)

1:30 P.M. SCHEDULED MATTERS

- 6. GPZ090005 - MOSS LANDING COMMUNITY PLAN UPDATE**
Public Hearing to consider background information relating to the Moss Landing Community Plan Update.
Project Location: Moss Landing Community (Coastal Zone, North County Land Use Plan)
Proposed CEQA action: Statutorily Exempt per CEQA Guidelines section 15262

Attachments: [Staff Report](#)
[Exhibit A - Discussion](#)
[Exhibit B - North County Land Use Plan \(1982\)](#)
[Exhibit C - Draft Moss Landing Community Plan Update \(2017\)](#)
[Exhibit D - 2009 Board Committee Recommendations](#)

OTHER MATTERS

DEPARTMENT REPORT

ADJOURNMENT