

# 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, March 11, 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 9:05 a.m.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner, Ernesto Gonzalez.

**ROLL CALL**

**Present:**

Martha Diehl  
Rich Coffelt  
Paul C. Getzelman  
Amy Roberts  
Katharine Daniels  
Melissa Duflock  
Ernesto G. Gonzalez  
Francisco Javier Mendoza

**Absent:**

Ana Ambriz  
Etna Monsalve

**PUBLIC COMMENTS**

None

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

Commission Clerk Sophia Magana distributed correspondence from the Public for Agenda Item No. 2 (PLN180257 – DAVID ARZINI/HIDDEN VALLEY) to the Commission.

**COMMISSIONER COMMENTS, REQUESTS AND REFERRALS**

None

**APPROVAL/ACCEPTANCE OF MINUTES**

- A.**     [MIN 20-012](#)     Acceptance of the March 13, 2019 Planning Commission Meeting Minutes.

It was moved by Commissioner Diehl, seconded by Commissioner Getzelman and passed by the following vote to accept the March 13, 2019 Planning Commission Minutes:

**AYES:** Diehl, Getzelman, Gonzalez, Mendoza, Roberts, Daniels, Coffelt

**NOES:** None

**ABSENT:** Ambriz, Monsalve

**ABSTAIN:** Duflock

**9:00 A.M. – SCHEDULED MATTERS**

1. [PC 20-016](#)

**PLN150337 ESALEN INSTITUTE**

Public hearing to consider:

1. Construction of three new employee housing structures containing 32 new employee housing units (12,893 square feet in total), to be added to an existing structure containing 11 employee housing units that will remain, resulting in an 43-unit employee housing complex and construction of a 1,133 square foot common room for employees of the Esalen Institute; and
2. After-the-fact permit for construction of a 600 square foot garage that houses a fire truck for the Big Sur Fire Brigade

The project includes development on slopes over 30-percent and within the viewshed of Highway 1.

**Project Location:** 54105 Highway 1, Big Sur, Big Sur Coast Land Use Plan, Coastal Zone.

**Proposed CEQA Action:** Addendum to a previously adopted Initial Study and Mitigated Negative Declaration pursuant to Section 15164 of the CEQA Guidelines.

**Richard C. Smith, Associate Planner presented this project.**

**Applicant Representative: David Armin (Architect)**

**Public Comment: Bruce Christianson.**

**It was moved by Commissioner Diehl, seconded by Commissioner Daniels and passed by the following vote to approve with changes:**

**AYES:** Diehl, Getzelman, Gonzalez, Mendoza, Roberts, Daniels, Coffelt, Duflock

**NOES:** None

**ABSENT:** Ambriz, Monsalve

**ABSTAIN:** None

**The Commission recessed at 9:50 a.m. until 10:04 a.m.**

**Commissioner Ambriz arrived at 10:10 a.m.**

2. [PC 20-017](#)

**PLN180257 - DAVID ARZINI/HIDDEN VALLEY**

Public hearing to consider approving a craft winery producing approximately 300 cases of wine per year including conversion of 1.6 acres of land to vineyards (resulting in 2.95 acres of vineyards in total), construction of a new 3,018 square foot three-story barn, construction of an 853 square foot wine cave and 400 square foot crush pad, and grading of 1,815 cubic yards of cut and 2,150 cubic yards of fill.

**Project Location:** 11729 Hidden Valley Road, Carmel Valley

**Proposed CEQA action:** Categorical Exempt per Section 15303(a) and 15304(b) of the CEQA Guidelines.

**Craig Spencer, Planning Manager and Raul Martinez Assistant Engineer from Public Works presented this project.**

**Applicant Representative: Aengus Jeffers.**

**Public Comment: Michael Weaver, Roger Williams, Phil Carcech, and Molly Erickson.**

**It was moved by Commissioner Getzelman, seconded by Commissioner Mendoza and passed by the following vote:**

**AYES: Ambriz, Getzelman, Gonzalez, Mendoza, Roberts, Daniels, Duflock**

**NOES: Coffelt, Diehl**

**ABSENT: Monsalve**

**ABSTAIN: None**

**OTHER MATTERS**

None

**DEPARTMENT REPORT**

None

**ADJOURNMENT**

The meeting was adjourned at 12:40 p.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