

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, October 31, 2018

9:00 AM

Monterey County Planning Commission

*Keith Vandevere, Chair
Paul Getzelman, Vice-Chair
Jacqueline R. Onciano, 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	Ernesto G. Gonzalez
Richard Coffelt	Francisco Javier Mendoza
Melissa Dufflock	Amy Roberts
Martha Diehl	Keith Vandevere
Paul C. Getzelman	Jon Wizard

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.

APPROVAL/ACCEPTANCE OF MINUTES

9:00 A.M. – SCHEDULED MATTERS

1. PC 18-117 **PLN170423 - CEA DEVELOPMENT LLC**
Public hearing to consider commercial cannabis operations totaling approximately 178,080 square feet of greenhouse area for cannabis cultivation, and nursery operations, and approximately 6,600 square feet of indoor processing building area for manufacturing and distribution.
Project Location: 2274 Alisal Road, Salinas, Greater Salinas Area Plan
Proposed CEQA action: Categorically Exempt per Section 15301 of the CEQA Guidelines

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Vicinity Map](#)
 [Exhibit C - Draft Resolution](#)

2. PC 18-115 **PLN180449 - DEL MESA CARMEL COMMUNITY ASSOCIATION**
Public hearing to consider the construction of a maintenance storage building (Approximately 960 s.f.).
Project Location: 500 Del Mesa Drive, Carmel, Carmel Valley Master Plan
Proposed CEQA action: Categorically Exempt per Section 15303(e) of the CEQA Guidelines

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - PC Resolution No. 5756](#)

3. PC 18-116 **PLN160851 - MORGENRATH (BLAZE ENGINEERING)**
Public hearing to consider establishment of a commercial operation and the construction of an office, workshop, storage area, and formal parking area with associated site improvements and tree removal within environmentally sensitive habitat areas (Total of 16 trees, consisting of Bay laurel (14), cypress (1), and Coast Redwood (1), ranging in size from 13 to 60 inches).
Project Location: 46821 Highway 1, Big Sur, Big Sur Coast Land Use Plan area (APN: 419-201-007-000)
Proposed CEQA action: Adopt a Mitigated Negative Declaration

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Discussion](#)
[Exhibit C - Draft Resolution](#)
[Exhibit D - Initial Study-Negative Declaration](#)
[Exhibit E - CEQA Comments](#)
[Exhibit F - LUAC Minutes](#)
[Exhibit G - Vicinity Map](#)

4. PC 18-122 **REF180041 - REPORT ON THE STATUS OF ARCHAEOLOGICAL RESOURCES ON CARMEL POINT**
Overview regarding the archeological resources status on Carmel Point (the Point), in response to Planning Commission Referral No. 18.09

Project Location: Unincorporated portions of Carmel under Monterey County jurisdiction, Coastal Zone, Carmel Area Land Use Plan.
Proposed CEQA action: N/A

Attachments: [Staff Report](#)
[Exhibit A - Carmel Point Discussion](#)

5. PC 18-119 **PLN170611 - PIETRO**
Consider an application for the construction of a split-level single family dwelling and an attached garage (Approx. 5,200 sq. ft.) within 750 feet of a known archaeological resource on Carmel Point. Carmel Area Land Use Plan, Coastal Zone
Project Location: 26307 Isabella Avenue, Coastal Zone, Carmel Area Land Use Plan
Proposed CEQA action: Adopt a Mitigated Negative Declaration
- Attachments:** [Staff Report](#)
[Exhibit A - Project Data Sheet and Vicinity Map](#)
[Exhibit B - Discussion](#)
[Exhibit C - Mitigated Negative Declaration and Initial Study](#)
[Exhibit D - Draft Resolution](#)
[Exhibit E - Carmel Highlands LUAC meeting minutes \(January 16, 2018\)](#)
[Exhibit F - Comments](#)
[Exhibit G - Staff's response to comments](#)
6. PC 18-120 **PLN170612 - PIETRO FAMILY INVESTMENTS, LP.**
Consider applications to construct two projects on adjacent parcels located within 750 feet of a known archaeological resource located on Carmel Point in the Coastal Zone, Carmel Area Land Use Plan:
1. A single-family dwelling with basement and attached garage (approx. 4,900 -square feet) at 26338 Valley View Avenue. APN: 009-463-017-000 (PLN170612); and
 2. A split-level single family dwelling with basement and attached garage (approx. 5,880-square feet) at 26346 Valley View Avenue, APN: 009-463-003-000 (PLN170613).
- Proposed CEQA action:** Adopt Mitigated Negative Declaration
- Attachments:** [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Discussion_Final](#)
[Exhibit C - MND and Initial Study](#)
[Exhibit D - Draft Resolution](#)
[Exhibit E- MINUTES_LUAC_CARMEL_011618](#)
[Exhibit F - Comments](#)
[Exhibit G- Staff's response to comments](#)
[Exhibit H - Letter from neighbors](#)
7. PC 18-121 **PLN170613 - PIETRO FAMILY INVESTMENTS, LP.**
Consider applications to construct two projects on adjacent parcels located within 750 feet of a known archaeological resource located on Carmel Point in the Coastal

Zone, Carmel Area Land Use Plan:

1. A single-family dwelling with basement and attached garage (approx. 4,900 -square feet) at 26338 Valley View Avenue. APN: 009-463-017-000 (PLN170612); and
2. A split-level single family dwelling with basement and attached garage (approx. 5,880-square feet) at 26346 Valley View Avenue, APN: 009-463-003-000 (PLN170613).

Proposed CEQA action: Adopt Mitigated Negative Declaration

- Attachments:** [Staff Report](#)
[Exhibit A - Project Data Sheet and Vicinity Map](#)
[Exhibit B - Discussion](#)
[Exhibit C - Mitigated Negative and Initial Study](#)
[Exhibit D - Draft Resolution](#)
[Exhibit E - Carmel Highlands LUAC Minutes](#)
[Exhibit F - Comments](#)
[Exhibit G - Staff's response to comments](#)
[Exhibit H - Letter from neighbors](#)

OTHER MATTERS

8. PC 18-118 Accept the resignation of Jerry Provost from the South Coast Land Use Advisory Committee.

DEPARTMENT REPORT

ADJOURNMENT