

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, May 8, 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 9:02 A.M

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commission Gonzalez.

ROLL CALL

Present:

Ana Ambriz

Martha Diehl

Ernesto G. Gonzalez

Francisco Javier Mendoza

Amy Roberts

Paul C. Getzelman

Richard Coffelt

Etna Monsalve

Absent:

Keith Vandevere

Melissa Duflock

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Melissa McDougal informed the Commission of document distributed on the dais: A memo from staff for Agenda Item Number 1 (PLN180345 - SCHEID VINEYARDS CALIFORNIA INC.), a memo from staff for Agenda Item Number 3 (PLN160807 – SYNCHRONICITY HOLISTIC, VALENTINE HOLDINGS, LLC) and a submittal packet from the applicant addressing additional corrections from the public on Agenda Item Number 5 (REF150048 – OUTDOOR CANNABIS CULTIVATION PILOT PROGRAM).

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

9:00 A.M. – SCHEDULED MATTERS**1. PLN180345 - SCHEID VINEYARDS CALIFORNIA INC.**

Public hearing to consider a Minor Subdivision Tentative Map to allow the division of a 373 acre parcel into four parcels of 149 acres (Parcel A); 94 acres (Parcel B); 68 (Parcel C); and 62 acres (Parcel D), respectively for agricultural financing purposes. The property is under a Williamson Act Contract. No individual septic or water systems are proposed.

Project Location: 34954 Metz Road, Soledad (Assessor's Parcel Number 34954 Metz Road, Soledad), Central Salinas Valley

Proposed CEQA action: Consider Addendum to previously adopted Mitigated Negative Declaration

Son Pham-Gallardo, Project Planner and Craig Spencer, RMA Services Manager presented the project.

Darby Marshall representative from the Monterey County Economic Development Department and Nicki Fowler, representative from the Monterey County Environmental Health Department.

Applicant Representative: Jason Reiterer

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Ambriz and passed by the following vote to approve an addendum to the previously adopted Mitigated Negative Declaration, adopt a resolution approving a Minor Subdivision Tentative Map to allow the division of a 373 acre parcel into four parcels; and adopt the Mitigation Monitoring and Reporting Program:

AYES: Ambriz, Diehl, Coffelt, Monsalve, Gonzalez, Mendoza, Roberts, Getzelman

NOES: None

ABSENT: Duflock, Vandevere

ABSTAIN: None

2. PLN180544/CHURCH (AT&T MOBILITY)

Public hearing to consider amending an existing Use Permit (PC-7890) to install new wireless communication equipment and increase the height of an existing monopole (aka "Crown Castle") facility by 10 feet.

Project Location: 17114 Cachagua Road, Carmel Valley, Cachagua Area Plan.

Proposed CEQA Action: Consider an addendum together with the adopted Negative Declaration pursuant to Section 15164 of the CEQA Guidelines.

Ted Lopez, project planner and Craig Spencer, RMA Services Manager presented the project.

Applicant Representation: Tom Johnson

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Mendoza and passed by the following vote to approve the addendum to the previously adopted Negative Declaration pursuant to Section 15164 of the CEQA Guidelines; and approve an amendment to Use Permit (PC-7890, Resolution No. 92-005) to allow the installation of new wireless equipment, and increase the height to the existing Crown Castle monopole facility by 10 feet:

AYES: Ambriz, Diehl, Coffelt, Monsalve, Gonzalez, Mendoza, Roberts, Getzelman

NOES: None

ABSENT: Duflock, Vandevere

ABSTAIN: None

Commissioner Roberts recused herself due to potential conflict of interest.

3. PLN160807 - SYNCHRONICITY HOLISTIC (VALENTINE HOLDINGS, LLC)

Public hearing to consider allowing a commercial cannabis retailer at the Carmel Rancho Shopping Center within 1,500 feet of an existing cannabis retailer.

Project Location: 26390 Carmel Rancho Boulevard, Suite 18, Carmel Rancho Shopping Center, Carmel Valley Master Plan

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

Yasmeen Hussain Project Planner and Criag Spencer, RMA Services Manager, presented the project.

Applicant Representation: Jason Reiterer and Ms. Valentine

Public Comment: Avery Toggleman, Don Pencineti, Susan Escars, Jennifer RosenthalHarmony, Francesca Surubi, Steve Troy, Karen Rankin, Sam Kinik (Architect), Jennifer Hewitt, Sean Donahue, David Villareal, Jeff Cooper, David Armenosco.

The Commission recessed at 10:31 a.m. to 10:59 a.m.

Public Comment: Krista Hanni, with Monterey County Public Health

It was moved by Commissioner Ambriz, seconded by Commissioner Monsalve and passed by the following vote to find the project is a small structure with a change of use within an existing commercial tenant space and therefore qualifies as a Class 3 Categorical Exemption pursuant to section 15303 of the CEQA Guidelines and that none of the exceptions under Section 15300.2 apply; and approve an Administrative Permit for a commercial cannabis retailer (dispensary):

AYES: Ambriz, Diehl, Monsalve, Gonzalez, Mendoza, Getzelman

NOES: Coffelt

ABSENT: Duflock, Vandevere

ABSTAIN: Roberts

4. PLN180394 - DUKE ENERGY MOSS LANDING LLC (VISTRA ENERGY CORPORATION) (CONTINUED FROM MARCH 27, 2019)

Public hearing to consider an amendment to the Moss Landing Power Plant Master Plan to allow a battery energy storage system at the site.

Project Location: 11283 Dolan Road, Moss Landing, North County Land Use Plan, Moss Landing Community Plan

Proposed CEQA action: Adopt a Mitigated Negative Declaration

Jackie Nickerson, project planner, Craig Spencer RMA Services Manager and Anna Quenga, Senior Planner, presented the project.

Applicant Representative: Chris Carr

It was moved by Commissioner Gonzalez, seconded by Commissioner Mendoza and passed by the following vote to adopt a Mitigated Negative Declaration; approve a Combined Development Permit; and adopt a Mitigation Monitoring and Reporting Program:

AYES: Ambriz, Diehl, Coffelt, Monsalve, Gonzalez, Mendoza, Roberts, Getzelman

NOES: None

ABSENT: Duflock, Vandevere

ABSTAIN: None

The Commission recessed for lunch at 11:43 a.m. to 1:32 p.m.

Commissioner Ambriz, Duflock and Roberts did not return after the lunch recess.

Commission Vandevere arrived at 1:30 p.m.

5. REF150048 - OUTDOOR CANNABIS CULTIVATION PILOT PROGRAM

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.

(Outdoor Pilot Program - REF150048)

Craig Spencer, RMA Services Manager presented the project.

Public Comment: Matt Shea, Mike Linder, Doug Cava, Oliver Bates, Ryan McElroy, Katy Newman, Kashta Taylor, Brian Farashi, Julian Garcia, Harmony D'Angelo, John Bond, Taylor Everett, Tory Strongbruger, Jack Willis, Sylvia Zullen, Miles Lerner

The Planning Commission provided direction to Staff.

It was moved by Commissioner Diehl, seconded by Commissioner Mendoza and passed by the following vote to continue the public hearing to May 29, 2019:

AYES: Diehl, Coffelt, Monsalve, Gonzalez, Mendoza, Getzelman, Vandevere

NOES: None

ABSENT: Ambriz, Duflock, Roberts

ABSTAIN: None

OTHER MATTERS

None

DEPARTMENT REPORT

Brandon Swanson informed the Commission that the County sent out letters last week to the Native Americans and Professional Archaeologists soliciting interest in serving on the Monterey County Native American and Archaeological Resources Technical Advisory Panel.

ADJOURNMENT

The meeting was adjourned at 4:19 p.m. by Chair Getzelman.

APPROVED:

/S/ BRANDON SWANSON

Brandon Swanson
PLANNING COMMISSION SECRETARY

ATTEST:

BY: Melissa McDougal
MELISSA MCDOUGAL
PLANNING COMMISSION CLERK

APPROVED ON 03/09/2022