

# **County of Monterey**

Government Center - Board Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901



## **Meeting Agenda - Final**

**Wednesday, November 8, 2023**

**9:00 AM**

### **Monterey County Planning Commission**

*Etna Monsalve, Chair*  
*Martha Diehl, Vice Chair*  
*Melanie Beretti, Secretary*

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

In addition to attending in person, public participation will be available by ZOOM and/or telephonic means:

You may participate through ZOOM. For ZOOM participation please join by computer audio at: <https://montereycty.zoom.us/j/94622789499>

OR to participate by phone call any of these numbers below:

- + 1 669 900 6833 US (San Jose)
- + 1 346 248 7799 US (Houston)
- + 1 312 626 6799 US (Chicago)
- + 1 929 205 6099 US (New York)
- + 1 253 215 8782 US
- + 1 301 715 8592 US

Enter this Meeting ID number 946 2278 9499 when prompted.

**PLEASE NOTE: IF ALL COMMISSIONERS ARE PRESENT IN PERSON, PUBLIC PARTICIPATION BY ZOOM IS FOR CONVENIENCE ONLY AND IS NOT REQUIRED BY LAW. IF THE ZOOM FEED IS LOST FOR ANY REASON, THE MEETING MAY BE PAUSED WHILE A FIX IS ATTEMPTED BUT THE MEETING MAY CONTINUE AT THE DISCRETION OF THE CHAIRPERSON.**

If you choose not to attend the Planning Commission meeting in person, but desire to make general public comment, or comment on a specific item on the agenda, you may do so in two ways:

- a. Submit your comment via email by 5:00 p.m. on the Tuesday prior to the Planning Commission meeting. Please submit your comment to the Clerk at [phearingcomments@co.monterey.ca.us](mailto:phearingcomments@co.monterey.ca.us) . In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Planning Commission Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.
- b. You may participate through ZOOM or telephonically. For ZOOM or telephonic participation please join by computer audio using the links above.

**DOCUMENT DISTRIBUTION:** Documents related to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting shall be available for public inspection at the meeting the day of the Planning Commission meeting and in the Housing and Community Development Office located at 1441 Schilling Place, 2nd Floor, Salinas California. Documents submitted in-person at the meeting, will be distributed to the Planning Commission. All documents

submitted by the public at the meeting the day of the Planning Commission must have no less than ten (10) copies. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

**ALTERNATIVE FORMATS:** 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 Housing and Community Development at (831) 755-5025.

**INTERPRETATION SERVICE POLICY:** The Monterey County Planning Commission invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the Monterey County Housing and Community Development Department by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting. **NOTE:** All agenda titles related to numbered agenda items are live web links. Click on the title to be directed to the corresponding staff report and associated documents.

**PUBLIC COMMENT:** Members of the public may address comments to the Planning Commission concerning each agenda item. The timing of public comment shall be at the discretion of the Chair. [this wording gets added under the NOTE description and right before the CALL TO ORDER section]

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas de la Comisión de Planificación sobre cualquier asunto que se le haya sometido.

Además de asistir en persona, la participación del público estará disponible por ZOOM y/o medios telefónicos:

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en: <https://montereycty.zoom.us/j/94622789499>

O para participar por teléfono, llame a cualquiera de estos números a continuación:

- + 1 669 900 6833 US (San Jose)
- + 1 346 248 7799 US (Houston)
- + 1 312 626 6799 US (Chicago)
- + 1 929 205 6099 US (New York)
- + 1 253 215 8782 US
- + 1 301 715 8592 US

**Presione el código de acceso de reunión: 946 2278 9499 cuando se le solicite.**

**TENGA EN CUENTA: SI TODOS LOS COMISIONADOS ESTÁN PRESENTES EN PERSONA, LA PARTICIPACIÓN PÚBLICA DE ZOOM ES SOLO POR CONVENIENCIA Y NO ES REQUERIDA POR LA LEY. SI LA TRANSMISIÓN DE ZOOM SE PIERDE POR CUALQUIER MOTIVO, LA REUNIÓN PUEDE PAUSARSE MIENTRAS SE INTENTA UNA SOLUCIÓN, PERO LA REUNIÓN PUEDE CONTINUAR A DISCRECIÓN DEL PRESIDENTE DE LA REUNIÓN.**

**Si decide no asistir a la reunión de la Comisión de Planificación en persona, pero desea hacer comentarios públicos generales o comentar sobre un tema específico de la agenda, puede hacerlo de dos maneras:**

- a. Envíe su comentario por correo electrónico antes de las 5:00 p.m. del martes anterior a la reunión de la Comisión de Planificación. Por favor, envíe su comentario al asistente de la Comisión de Planificación a: [phearingcomments@co.monterey.ca.us](mailto:phearingcomments@co.monterey.ca.us) . En un esfuerzo por ayudar al asistente a identificar el tema de la agenda relacionado con su comentario público, indique en la Línea de Asunto, la audiencia de la reunión (ejemplo, la Junta de la Comisión de Planificación) y número de artículo (ejemplo, artículo n.º 10). Su comentario se incluirá en el registro de la reunión.**
- b. Puede participar a través de ZOOM o telefónicamente. Pará ZOOM o participación telefónica, únase por audio de computadora utilizando los enlaces anteriores.**

**DISTRIBUCIÓN DE DOCUMENTOS:** Los documentos relacionados con los temas de la agenda que se distribuyan a la Comisión de Planificación menos de 72 horas antes de la reunión estarán disponibles para inspección pública en la reunión el día de la reunión de la Comisión de Planificación y en la Oficina de Vivienda y Desarrollo Comunitario ubicada en 1441 Schilling Place, 2nd Floor, Salinas California. Los documentos presentados en persona en la reunión se distribuirán a la Comisión de Planificación. Todos los documentos presentados por el público en la reunión del día de la Comisión de Planificación deben tener no menos de diez (10) copias. Las observaciones recibidas después del tema del programa pasarán a formar parte del acta si se reciben antes de que finalice la sesión.

**FORMATOS ALTERNATIVOS:** Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en implementación de la misma. Para obtener información sobre cómo, a quién y cuándo una persona con una discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede hacer una solicitud de modificación o adaptación relacionada con la discapacidad, incluidas las ayudas o servicios auxiliares, o si tiene alguna pregunta sobre cualquiera de los temas enumerados en esta agenda, llame al Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey al (831) 755-5025.

**POLÍZA DE SERVICIO DE INTERPRETACIÓN:** Los miembros de la Comisión de Planificación del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un intérprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, segundo piso sur, Salinas – o por teléfono al (831) 755-5025. La asistente hará el esfuerzo para acomodar los pedidos de asistencia de un intérprete. Los pedidos se deberán hacer lo más pronto posible, y a lo mínimo 24 horas de anticipo para cualquier reunión. **NOTA:** Todos los títulos de la agenda relacionados con los puntos numerados de la agenda son enlaces web en vivo. Haga clic en el título para dirigirse al informe del personal correspondiente y los documentos asociados.

**COMENTARIO PÚBLICO:** Los miembros del público pueden dirigir comentarios a la Comisión de Planificación sobre cada punto del orden del día. El momento de los comentarios públicos será a discreción del presidente.

**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**

Christine Shaw  
Paul C. Getzelman  
Ben Work  
Ernesto G. Gonzalez  
Ramon Gomez  
Francisco Javier Mendoza  
Martha Diehl  
Amy Roberts  
Etna Monsalve  
Katharine Daniels

**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 AND REQUESTS**

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

**9:00 A.M. – SCHEDULED MATTERS****1. PLN220226 - FERNANDEZ BROTHERS INC (VERTICAL BRIDGE)**

Public hearing to consider action on the installation of an 80-foot high wireless communications facility consisting of a faux lattice tower with 12 antennas, associated equipment, cabinets enclosed within a 1,600 square foot fenced equipment enclosure area, and associated site improvements.

**Project Location:** In front of 975 San Juan Grade Road, Salinas, CA 93906 (GPS Coordinates 36.771228, -121.605317)

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

**Attachments:** [Staff Report](#)

**2. PLN150372 - RIVER VIEW AT LAS PALMAS LLC**

Public hearing to consider recommendation to the Board of Supervisors on the River View at Las Palmas Residential Subdivision, including the following:

- a. An amendment to the text of the Las Palmas Ranch Specific Plan (LP RSP) to increase the unit cap from 1,031 to 1,061 to allow for an additional 30 residential lots to support one single family dwelling on each;
- b. Approval of a Vesting Tentative Map to allow the creation of 26 lot subdivision; and
- c. A Use Permit to allow development on slopes in excess of 25%.

**Project Location:** Vacant 15.64-acre lot within Las Palmas Subdivision #1, south of River Road and west of Country Park Road, within the Las Palmas Ranch Specific Plan area in the Toro Area Plan approximately 1.25 miles west of Spreckels and 0.5 miles east of State Highway 68.

**Proposed CEQA action:** Recommend the Board of Supervisors to certify the Final Subsequent Environmental Impact Report, adopt a Statement of Overriding Considerations, and adopt a Mitigation Monitoring and Reporting Plan.

**Attachments:** [Staff Report](#)  
[Exhibit A - Discussion](#)  
[Exhibit B - Draft Planning Commission Resolution](#)  
[Exhibit C - Las Palmas Ranch Specific Plan \(adopted September 1983\)](#)  
[Exhibit D - Toro Land Use Advisory Committee Minutes \(October, 23, 2023\)](#)  
[Exhibit E - Draft Subsequent Environmental Impact Report](#)  
[Exhibit F - Final Subsequent Environmental Impact Report](#)  
[Exhibit G - Augmentation to the Final Subsequent Environmental Impact Report](#)  
[Exhibit H - Vicinity Map](#)  
[Exhibit I - Comment Letter](#)

**3. PLN180441 - SALINAS 101 LLC (FORMERLY MARTINS) (THE SOBEL COMPANY INC.)**

Public hearing to consider subdivision of a 17.92 acre Light Commercial (LC) zoned parcel into 10 LC zoned parcels, construction of 98,926 square feet of mixed commercial space including 4 retail buildings, 4 quick serve restaurants, a fueling station with a convenient store and car wash, and a motel, and a pylon sign, and three Variances to increase the allowable height of main structures on Parcel 7 (hotel) to 45 feet, increase the allowable sign height to 57 feet, and increase the allowed sign dimensions to 768 square feet. Associated improvements include off-site traffic improvements, 184,142 square feet of landscaping, and approximately 12,876 cubic yards of cut and 12,309 cubic yards of fill.

**Project Location:** Intersection of Highway 101, Sala Road and Harrison Road (Assessor's Parcel Number [APN]: 113-091-017-000), Greater Salinas Area Plan

**Proposed CEQA Action:** Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines

**Attachments:** [Staff Report](#)  
[Exhibit A - Discussion](#)  
[Exhibit B - Draft Resolution](#)  
[Exhibit C - Applicant's Variance Justification Letter](#)  
[Exhibit D - Draft Initial Study Mitigated Negative Declaration](#)  
[Exhibit E - CEQA Comment Letter](#)  
[Exhibit F - Vicinity Map](#)

**4. REF220044 - REGULATIONS TO MITIGATE FOR DEVELOPMENT ON FARMLAND**

Public Hearing to consider a recommendation to the Board of Supervisors adopt an ordinance amending Title 21 (Non-coastal Zoning Ordinance) to establish a new Chapter 21.92 for Mitigation Requirements for Development on Farmland in the inland areas of unincorporated Monterey County.

**Project Location:** Countywide (Non-Coastal (Inland) Areas)

**Proposed CEQA action:** Find adoption of the ordinance Categorically Exempt from CEQA pursuant to CEQA Guidelines Section 15308. Consider and find that the ordinance is consistent within the scope of the previously certified Final Environmental Impact Report (FEIR) for the 2010 General Plan, pursuant to CEQA Guidelines Section 15162.



**Attachments:**

[Staff Report](#)

[Exhibit A - Draft Resolution with Draft Ordinance](#)

[Exhibit B - Detailed Discussion](#)

[Exhibit C - Informational Memorandum to the Agricultural  
Advisory Committee for the meeting on November 16, 2023](#)

[Exhibit D - Public Comment](#)

[Exhibit E - Policy AG-1.12](#)

**OTHER MATTERS**

**DEPARTMENT REPORT**

**ADJOURNMENT**