

County of Monterey

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



Meeting Minutes - Final

Wednesday, November 8, 2023

9:00 AM

Monterey County Planning Commission

Etna Monsalve, Chair

Martha Diehl, Vice Chair

Melanie Beretti, Secretary

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Monsalve at 9:09 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Shaw.

ROLL CALL

Ben Work
Francisco Mendoza
Paul Getzelman
Kate Daniels
Etna Monsalve
Christine Shaw
Martha Diehl
Ernesto Gomez
Amy Roberts

Absent:

Ramon Gomez

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Melissa McDougal informed the Commission of the following documents distributed by email and on the dais including an Errata memo from Staff, a packet of additional correspondence from the public for Agenda Item No. 2, PLN150372 – River View at Las Palmas LLC and a packet of additional correspondence from the public for Agenda Item No. 4, REF220044 – Regulations to Mitigate for Development on Farmland.

COMMISSIONER COMMENTS AND REQUESTS

Commission Secretary Melanie Beretti reviewed the Zoom Webinar procedures.

Commissioner Shaw, asked to add a referral item to increase the notification boundary from 300-foot to a 500-foot for items going to a hearing body for review.

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 Categorical Exempt per Section 15303 of the CEQA Guidelines.

Anna Quenga, Planning Staff, requested a continuance of the hearing on behalf of the Applicant to a date certain of January 10, 2024.

Applicant's Representative: Melissa Keith

It was moved by Commissioner Diehl and seconded by Commissioner Mendoza and passed by the following vote to continue the hearing to a date certain of January 10, 2024.

AYES: Gonzalez, Diehl, Roberts, Monsalve, Getzelman, Mendoza, Work, Daniels, Shaw

NOES: None

ABSENT: Gomez

ABSTAIN: None

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.

Zoe Zepp, Project Planner, presented the item.

Applicant's Representative: Dale Ellis

Armando Fernandez, HCD Engineering Services and Darby Marshall, HCD Housing manager provided information to the Commission.

The Commission recessed at 10:29 a.m. and returned at 10:52 a.m. All Commissioners present who were present during roll call.

Public Comment: Paul Tran, CHISPA, Steven Hirsch, Christine Kemp, Anne Sanchez, Linda Ipong, Otavio Bernardo, Bill Lipe, Shelley Donati, Marc Del Piero

The Commission recessed for lunch at 12:20 p.m., the meeting reconvened at 1:31p.m.

Roll Call:

Present: Gonzalez, Diehl, Roberts, Monsalve, Getzelman, Mendoza, Work, Shaw

Absent: Gomez, Daniels

It was moved by Commissioner Diehl and seconded by Commissioner Mendoza and passed by the following vote to continue the hearing on this item to a date uncertain to allow staff and the applicant to address the concerns voiced at today's meeting.

AYES: Gonzalez, Diehl, Roberts, Monsalve, Getzelman, Mendoza, Work, Shaw

NOES: None

ABSENT: Gomez, Daniels

ABSTAIN: None

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

Fionna Jensen, Project Planner, presented the item.

Applicant/Applicant's Representative: Ron Sissem

Public Comment: Marc Del Piero

It was moved by Commissioner Mendoza and seconded by Commissioner Roberts and passed by the following vote to adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines; and approve a Combined Development Permit consisting of a Standard Subdivision and Vesting Tentative Map to divide a 17.92 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels; a General Development Plan and Use Permit to allow a total of 98,926 square feet of mixed commercial space including four retail buildings, four quick serve restaurants, a fueling station, and a motel; a Use Permit to allow construction of a pylon sign; a Variance to increase the allowable height of main structures on Parcel 7 from 35 feet to 45 feet; a Variance to increase the allowable pylon sign height from 35 feet to 57 feet; and a Variance to increase the allowable pylon sign dimensions to 768 square feet; and adopt a Condition Compliance and Mitigation Monitoring and Reporting Plan.

AYES: Gonzalez, Diehl, Roberts, Monsalve, Getzelman, Mendoza, Work

NOES: Shaw

ABSENT: Gomez, Daniels

ABSTAIN: None

The Commission recessed at 2:58p.m. and reconvened at 3:08p.m. for a 10-minute break at 2:58 p.m. All members present except Commission Daniels and Commissioner Gomez.

Melanie Beretti, stepped down as Secretary and Craig Spencer filled the role of Secretary for the remainder of the meeting.

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.

Taylor Price, Project Planner, and Melanie Beretti presented the item.

Public Comment: Kathryn Avila, Marc Del Piero, Norm Groot, Bob Roach

It was moved by Commissioner Getzelman and seconded by Commissioner Mendoza and passed by the following vote to find adoption of the ordinance Categorically Exempt from CEQA pursuant to CEQA Guidelines Section 15308 and consider and find adoption of the ordinance is consistent within the scope of the previously certified Final Environmental Impact Report (FEIR) for the 2010 General Plan; and recommend to the Board of Supervisors adopt an ordinance amending Title 21 of Monterey County Code (Inland) to add Chapter 21.92 – Regulations to Mitigate for Development on Farmland with additional information to provide clarification to ensure that the mitigation process was clearly defined and applicants could complete their requested mitigation and request that Staff review the definition of Water Supply in the proposed ordinance to ensure that, to the extent feasible, all conservation easements or deed restrictions have water for continued agricultural operations.

**AYES: Gonzalez, Diehl, Roberts, Monsalve, Getzelman, Mendoza,
Work**

NOES: Shaw

ABSENT: Gomez, Daniels

ABSTAIN: None

OTHER MATTERS

None

DEPARTMENT REPORT

Secretary Craig Spencer thanked the Commission for their Employee Appreciation Day gift to Staff.

ADJOURNMENT

The meeting adjourned at 4:38 p.m.

APPROVED:

/S/ CRAIG SPENCER

**CRAIG SPENCER
PLANNING COMMISSION SECRETARY**

ATTEST:

BY: *Melissa McDougal*

**MELISSA MCDOUGAL
PLANNING COMMISSION CLERK**

APPROVED ON 01/31/2024