

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, September 25, 2019

9:00 AM

Monterey County Planning Commission

*Paul Getzelman, Chair
Amy Roberts, Vice-Chair
Brandon Swanson, 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	Paul C. Getzelman
Richard Coffelt	Ernesto G. Gonzalez
Melissa Dufflock	Francisco Javier Mendoza
Martha Diehl	Amy Roberts
Etna Monsalve	Keith Vandever

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.

9:00 A.M. – SCHEDULED MATTERS

- 1. PLN180466 - T&B SPRAGUE LLC (COMPLIANCE PARK, INC)**
(Continued from September 11, 2019)
Public hearing to consider allowing commercial cannabis distribution, volatile manufacturing, processing, and testing within an existing industrial building in the Castroville industrial park.
Project Location: 11065 Commercial Parkway, Castroville, Castroville Community Plan, North County Area Plan (133-492-090-000)
Proposed CEQA action: Categorically Exempt per Section 15303 of the CEQA Guidelines

Attachments: [Staff Report](#)
[Exhibit A - Draft Resolution](#)
[Exhibit B - General Development Plan & Operations Plan](#)
[Exhibit C- Vicinity Map](#)
[Exhibit D - Castroville Community Advisory Committee Recommendation](#)
[Exhibit E - Interested Party Letters](#)

2.

PLN180390 - JOHN K RODGERS TR

Continued from June 12, 2019 - Public hearing to consider a permit to operate a 4-unit Bed and Breakfast facility within a 5 bedroom single family dwelling.

Project Location: 29152 Highway 1, Carmel (Assessor's Parcel Number 241-061-015-000), Carmel Land Use Plan, Coastal Zone.

CEQA Action: Categorically Exempt per Section 15301

Attachments: [Staff Report](#)

[Exhibit A - Discussion](#)

[Exhibit B - Draft Resolution](#)

[Exhibit C - Vicinity Map](#)

[Exhibit D - Business Management Plan](#)

[Exhibit E - LUAC Minutes](#)

[Exhibit F - Interested Parties Letters](#)

3.

GPZ090005 - MOSS LANDING COMMUNITY PLAN UPDATE

Public workshop to discuss proposed Harbor-related Land Use Policies, two Moss Landing Business Park Policies, two new special treatment area overlay policies, and Policies NCLUP ML-2.3 and 2.25 for the Moss Landing Community Plan Update. The special treatment areas pertain to the Harbor District property on Potrero Road and to the area known as the Island.

Project Location: Moss Landing Community (Coastal Zone, North County Land Use Plan)

Proposed CEQA action: Statutorily Exempt per CEQA Guidelines section 15262

Attachments: [Staff Report](#)

[Exhibit A - Workshop Discussion](#)

[Exhibit B - 1982 MLCP Land Use Diagram](#)

[Exhibit C - 2017 Draft MLCP Map](#)

[Exhibit D - Land Use Policies Community Input Matrix](#)

[Exhibit E - 1982 NCLUP Land Use Policies Matrix](#)

[Exhibit F - 1982 MLCP Land Use Matrix](#)

[Exhibit G - 2009 MLCP Update Committee Recommendations](#)

[Exhibit H - 1982 North County Land Use Plan](#)

[Exhibit I - 2017 Draft MLCP](#)

[Exhibit J - Redlined 1982 NCLUP Chapter 5 MLCP](#)

[Exhibit K - 2019 Draft Visionary Land Use Diagram](#)

[Exhibit L - Resolution 18-071 amending the text of the NCLUP](#)

OTHER MATTERS

DEPARTMENT REPORT

ADJOURNMENT