

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, March 11, 2020

9:00 AM

Monterey County Planning Commission

*Amy Roberts, Chair
Ana Ambriz, 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 18 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	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, 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

- A.** MIN 20-012 Acceptance of the March 13, 2019 Planning Commission Meeting Minutes.

Attachments: [Draft PC Minutes 031319](#)

9:00 A.M. – SCHEDULED MATTERS

- 1.** PC 20-016 **PLN150337 ESALEN INSTITUTE**

Public hearing to consider:

1. Construction of three new employee housing structures containing 32 new employee housing units (12,893 square feet in total), to be added to an existing structure containing 11 employee housing units that will remain, resulting in an 43-unit employee housing complex and construction of a 1,133 square foot common room for employees of the Esalen Institute; and
2. After-the-fact permit for construction of a 600 square foot garage that houses a fire truck for the Big Sur Fire Brigade

The project includes development on slopes over 30-percent and within the viewshed of Highway 1.

Project Location: 54105 Highway 1, Big Sur, Big Sur Coast Land Use Plan, Coastal Zone.

Proposed CEQA Action: Addendum to a previously adopted Initial Study and Mitigated Negative Declaration pursuant to Section 15164 of the CEQA Guidelines.

Attachments: [Staff Report](#)

[Exhibit A - Discussion](#)

[Exhibit B - Draft Resolution](#)

[Exhibit C - Vicinity Map](#)

[Exhibit D - Previously Adopted Initial Study & Mitigated Negative Declaration](#)

[Exhibit E - Addendum to previously adopted Initial Study-MND](#)

[Exhibit F - LUAC Minutes February 11, 2020](#)

[Exhibit G - Biological Report](#)

2. PC 20-017

PLN180257 - DAVID ARZINI/HIDDEN VALLEY

Public hearing to consider approving a craft winery producing approximately 300 cases of wine per year including conversion of 1.6 acres of land to vineyards (resulting in 2.95 acres of vineyards in total), construction of a new 3,018 square foot three-story barn, construction of an 853 square foot wine cave and 400 square foot crush pad, and grading of 1,815 cubic yards of cut and 2,150 cubic yards of fill.

Project Location: 11729 Hidden Valley Road, Carmel Valley

Proposed CEQA action: Categorical Exempt per Section 15303(a) and 15304(b) of the CEQA Guidelines.

Attachments: [Staff Report](#)

[Exhibit A - Detailed Discussion](#)

[Exhibit B - Draft Resolution](#)

[Exhibit C - Vicinity Map](#)

[Exhibit D - Initial Study-Negative Declaration](#)

[Exhibit E - Correspondence and Comments](#)

[Exhibit F - Response to Comments from the Applicant](#)

[Exhibit G- Traffic Report](#)

[Exhibit H - Greater Monterey Peninsula LUAC Recommendation](#)

OTHER MATTERS

DEPARTMENT REPORT

ADJOURNMENT