

Monterey County

*Monterey County Planning Commission
Monterey County Government Center - Board of Supervisors Chambers
168 W. Alisal St.
Salinas, CA 93901*



Meeting Agenda - Final-Revised

Wednesday, June 9, 2021

9:00 AM

Monterey County Planning Commission

*Ana Ambriz, Chair
Melissa Duflock, Vice-Chair
Erik Lundquist, 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.

IMPORTANT NOTICE REGARDING COVID-19 AND PARTICIPATION IN THE PLANNING COMMISSION MEETING

Monterey County Planning Commission will be held by teleconference in order to minimize the spread of the COVID-19 virus, in accordance with the State of Emergency proclaimed by Governor Newsom on March 4, 2020, Executive Order N-29-20 issued by Governor Newsom on March 17, 2020, and the Shelter in Place Order issued by the Monterey County Health Officer on March 17, 2020, as may be periodically amended.

To participate in this Monterey County Planning Commission meeting, the public are invited to observe and address the Commission telephonically or electronically. Instructions for public participation are below:

PARTICIPATE VIA ZOOM LINK:

<https://montereycty.zoom.us/j/94753594142?pwd=cC90UERpcjlKT2E1dEVCQ0VhUFBydz09>

PARTICIPATE BY PHONE: by dialing 1-669-900-6833 and then when prompted, entering the Meeting ID Access Code 947 5359 4142, **PASSWORD: 541062**

Public Participation Instructions:

The meeting will be conducted via teleconference using the Zoom program, and Commissioners will attend electronically or telephonically. The meeting will have no physical location to physically attend.

The public may observe the Zoom meeting via computer by clicking on the following link:

<https://montereycty.zoom.us/j/94753594142?pwd=cC90UERpcjlKT2E1dEVCQ0VhUFBydz09>, or the public may listen via phone by dialing 1-669-900-6833 and then when prompted, entering the Meeting ID Access Code 947 5359 4142. Password: 541062

You will be asked for a "Participant ID". You do not need a Participant ID to join the meeting, press the pound key (#) again and you will be automatically connected.

1. If a member of the public wishes to comment on a particular agenda item, the public is strongly encouraged to submit their comments in writing via email to the County Housing and Community Development at phearingcomments@co.monterey.ca.us by 2:00 p.m. on the Tuesday prior to the Commission meeting. To assist County staff in identifying the agenda item to which the comment relates, the public is requested to indicate the Planning Commission date and agenda number in the subject line. Comments received by the 2:00 p.m. Tuesday deadline will be distributed to the Commission and will be placed in the record.

2. Applicants and members of the public wishing to comment on a specific agenda item while the matter is being heard during the meeting may participate by any of the following means:

- a. When the Chair calls for public comment on an agenda item, the Secretary of the Commission or his or her designee will first ascertain who wants to testify (among those who are in the meeting electronically or telephonically) and will then call on speakers and unmute their device one at a time. Public speakers including the applicant may be broadcast in audio form only.
- b. If speakers or other members of the public have documents they wish to distribute to the Commission for an agenda item, they are encouraged to submit such documents by 2:00 p.m. on Tuesday before the meeting to: pchearingcomments@co.monterey.ca.us. To assist staff in identifying the agenda item to which the comment relates, the public is requested to indicate the Planning Commission date and agenda number in the subject line.
- c. If applicants or members of the public want to present documents/Power Point presentations while speaking, they should submit the document electronically by 2:00 p.m. on Tuesday before the meeting at pchearingcomments@co.monterey.ca.us. (If submitted after that deadline, staff will make best efforts, but cannot guarantee, to make it available to present during the Commission meeting.)
- d. While the matter is being heard, a member of the public may submit a comment via email, preferably limited to 250 words or less, to the Secretary of the Commission at pchearingcomments@co.monterey.ca.us. To assist staff in identifying the agenda item to which the comment relates, the public is requested to indicate the Planning Commission date and agenda number in the subject line. If the comment is received prior to close of public comment on an agenda item, every effort will be made to read the comment into the record, but some comments may not be read out loud due to time limitations or length of the comment (if the comment exceeds 250 words). Comments received prior to the close of the public comment period on an agenda item will be made part of the record for that item.
3. Members of the public who wish to make a general public comment for items not on the day's agenda may submit their comment via email, preferably limited to 250 words or less, to the Secretary of the Commission at pchearingcomments@co.monterey.ca.us. The Planning Commission date and "general comment" should be indicated in the subject line. The comment will be placed in the record for the meeting, and every effort will be made to read the comment into the record at the appropriate time on the agenda.
4. Individuals with disabilities who desire to request a reasonable accommodation or modification to observe or participate in the meeting may make such request by sending an email to pchearingcomments@co.monterey.ca.us. The request should be made no later than noon on the Monday prior to the Commission meeting in order to provide time for County to address the request.
5. The Chair and/or Secretary may set reasonable rules as needed to conduct the meeting in an orderly manner.

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 by request by sending an email to pchearingcomments@co.monterey.ca.us. Documents distributed by County staff at the

meeting of the Planning Commission will be available upon request by sending an email to pchearingcomments@co.monterey.ca.us.

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.

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.

AVISO IMPORTANTE SOBRE COVID-19 Y PARTICIPACIÓN EN LA REUNIÓN DE LA COMISIÓN DE PLANIFICACIÓN

La Comisión de Planificación del Condado de Monterey se llevará a cabo por teleconferencia para minimizar la propagación del virus COVID-19, de acuerdo con el Estado de Emergencia proclamado por el Gobernador Newsom el 4 de Marzo del 2020, Orden Ejecutiva N-29-20 emitida por el Gobernador Newsom el 17 de Marzo del 2020, y la Orden de Refugio en el Lugar (aka “Quedate en Casa”) emitida por el Oficial de Salud del Condado de Monterey el 17 de Marzo del 2020, según se pueda enmendar periódicamente.

Para participar en esta reunión de la Comisión de Planificación del Condado de Monterey, el público están invitados a observar y hacer frente a la Comisión telefónicamente o por vía electrónica. Las instrucciones para la participación pública están a continuación:

Instrucciones de participación pública:

La reunión se llevará a cabo por teleconferencia utilizando el programa Zoom, y los Comisionados asistirán por vía electrónica o telefónica. La reunión no tendrá un lugar físico para asistir físicamente. El público puede observar la reunión Zoom a través de computadora haciendo clic en el siguiente enlace: [https://montereycty.zoom.us/j/94753594142?](https://montereycty.zoom.us/j/94753594142?pwd=cC90UERpcjlkT2E1dEVQCQ0VhUFBydz09)

[pwd=cC90UERpcjlkT2E1dEVQCQ0VhUFBydz09](https://montereycty.zoom.us/j/94753594142?pwd=cC90UERpcjlkT2E1dEVQCQ0VhUFBydz09), o el público puede escuchar a través del teléfono llamando al 1-669-900-6833 y cuando se le solicite el código de acceso para entrar a la reunión, presione los siguientes números: 947 5359 4142, Contraseña: 541062. Se le pedirá una "identificación de participante". No necesita una identificación de participante para unirse a la reunión, presione la tecla numeral (#) nuevamente y se conectará automáticamente.

1. Si un miembro del público desea comentar sobre un tema de la agenda en particular, se le es sumamente recomendable que envíe sus comentarios por escrito por correo electrónico a la Agencia de Administración de Recursos del Condado

(Housing and Community Development) a phearingcomments@co.monterey.ca.us antes de las 2:00 P. M. el Martes antes de la reunión de la Comisión. Para ayudar al personal del Condado a identificar el numero del proyecto de la agenda con el cual se relaciona el comentario, se solicita al público que indique la fecha de la Comisión de Planificación y el número de la agenda en la línea de asunto. Comentarios recibidos en la fecha limite del Martes a las 2 P.M, serán distribuidos a la Comisión y serán colocados en el registro.

2. Los aplicantes del proyecto y miembros del público que desean comentar en un proyecto específico, mientras que el proyecto se este presentando durante la reunión, pueden participar por cualquiera de los siguientes medios:

a. Cuando el Presidente del los Comisionarios (Chair of the Planning Commission) solicite comentarios públicos sobre un tema de la agenda, el Secretario de la Comisión o su designado, primero determinará quién quiere testificar (entre los que están en la reunión por vía electrónica o telefónica) y luego llamará a los oradores (speakers) y activará la bocina para el orador, uno a la vez. Todo orador, incluyendo el aplicante del proyecto, serán transmitidos por audio en altavoz solamente.

b. Si los oradores u otros miembros del público tienen documentos que desean distribuir a la Comisión para un tema o proyecto de la agenda, se les recomienda enviar dichos documentos antes de las 2:00 P.M. el Martes antes de la reunión a: phearingcomments@co.monterey.ca.us . Para ayudar al personal a identificar el numero del proyecto de la agenda con el cual se relaciona el comentario, se solicita al público que indique la fecha de la Comisión de Planificación y el número de agenda en la línea de asunto.

c. Si los aplicantes o miembros del público desean presentar documentos o presentaciones de PowerPoint mientras hablan, deben enviar el documento electrónicamente antes de las 2:00 P.M. del Martes antes de la reunión a phearingcomments@co.monterey.ca.us (Si se presenta después de ese plazo, el personal hará los mejores esfuerzos, pero no puede garantizar que esté disponible su PowerPoint para presentar durante la reunión de la Comisión).

d. Mientras se escucha el proyecto, un miembro del público puede enviar un comentario por correo electrónico, preferiblemente limitado a 250 palabras o menos, al Secretario de la Comisión a phearingcomments@co.monterey.ca.us . Para ayudar al personal a identificar el proyecto de la agenda con el cual se relaciona el comentario, se solicita al público que indique la fecha de la Comisión de Planificación y el número de agenda en la línea de asunto. Si el comentario se recibe antes del cierre del comentario público sobre un tema de la agenda, se hará todo lo posible para leer el comentario en el registro, pero algunos comentarios pueden no leerse en voz alta debido a limitaciones de tiempo o duración del comentario (si el comentario supera las 250 palabras). Los comentarios recibidos antes del cierre del período de comentarios públicos sobre un proyecto de la agenda serán parte del registro de ese proyecto.

3. Los miembros del público que deseen hacer un comentario público general para los temas que no están en la agenda del día pueden enviar su comentario por correo electrónico , preferiblemente limitado a 250 palabras o menos, al Secretario de la Comisión en phearingcomments@co.monterey.ca.us . La fecha de la Comisión de Planificación y el "comentario general" deben indicarse en la línea de asunto. El comentario se colocará en el registro de la reunión, y se hará un gran esfuerzo para leer el comentario en voz alta para su registro

verbalmente en el momento apropiado de la agenda.

4. Las personas con discapacidades que deseen solicitar una modificación o modificación razonable para observar o participar en la reunión pueden realizar dicha solicitud enviando un correo electrónico a pchearingcomments@co.monterey.ca.us . La solicitud debe hacerse a más tardar el mediodía del Lunes antes de a la reunión de la Comisión para dar tiempo al Condado para que atienda la solicitud .

5. El Presidente y / o Secretario pueden establecer reglas razonables según sea necesario para llevar a cabo la reunión de manera ordenada.

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.

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.

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.

APPROVAL/ACCEPTANCE OF MINUTES

- A.** Acceptance of the December 2, 2020, February 24, 2021, March 10, 2021, May 5, 2021, and May 26, 2021 Monterey County Planning Commission Meeting Minutes.

Attachments: [Draft Minutes 120220](#)
[Draft Minutes 022421](#)
[Draft Minutes 031021](#)
[Draft Minutes 050521](#)
[Draft Minutes 052621](#)

9:00 A.M. – SCHEDULED MATTERS

- 1.** Accept the Resignation of Barbara Rainer from the Land Use Advisory Committee
- 2.** **PLN170061- HACKETT**
Public hearing to consider a use permit to allow approximately 110,000 square feet of commercial cannabis cultivation, 188,000 square feet of commercial cannabis nursery

space, non-volatile manufacturing, self-distribution, and processing within existing greenhouses and support buildings at 23940 Potter Road, Salinas.

Project Location: 23940 Potter Road, Salinas, Greater Salinas Area Plan

Proposed CEQA Action: Multi-Site Cannabis Initial Study/Mitigated Negative Declaration, CEQA §15164.

Attachments: [Staff Report](#)

3. PLN040103-EXT1 - HANSEN

Public hearing to consider approving a six-year extension to a previously approved Vesting Tentative Map (PLN040103).

Project Location: 70850 New Pleyto Road, Bradley

CEQA Action: A Mitigated Negative Declaration (adopted June 23, 2006) was prepared for the original approval (PLN040103). Subsequent review is not required for this extension pursuant to CEQA Guidelines Section 15162.

Attachments: [Staff Report](#)

**4. PLN170647 - SMITH RICHARD C & SUSAN BOONE SMITH TRUST
(ECO-SITE/T-MOBILE CELL TOWER)**

Public hearing to consider a use permit to allow the installation of a new 65-foot-tall wireless communication facility with at-ground equipment shelter and fenced enclosure. The pole and antenna will have a faux oak tree appearance.

Project Location: 515 Coker Road, Salinas

CEQA Action: Mitigated Negative Declaration

Attachments: [Staff Report](#)

5. PLN180085 - MATA

Public hearing to consider a Combined Development Permit to allow the construction of a 3,428 square foot two-story single family dwelling with a 780 square foot attached garage; removal of 18 trees (Monterey pine); development on slopes exceeding 30 percent and development within 100 feet of environmentally sensitive habitat area.

Project Location: 4053 Costado Road, Pebble Beach (Assessor's Parcel Number 008-091-005-000), Del Monte Forest Land Use Plan, Coastal Zone.

Proposed CEQA Action: Consider and adopt a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Plan.

Attachments: [Staff Report](#)
 [Exhibit A – Detailed Discussion](#)
 [Exhibit B – Draft Resolution](#)
 [Exhibit C – Vicinity Map](#)
 [Exhibit D – Final Initial Study & Mitigated Negative Declaration](#)
 [Exhibit E – CEQA Comments](#)
 [Exhibit F – Biologist Response to CEQA Comments](#)
 [Exhibit G – Del Monte Forest LUAC minutes](#)
 [Exhibit H – Arborist Report](#)
 [Exhibit I – Biologist Report](#)
 [Exhibit J – Colors & Materials](#)
 [Exhibit K – Construction Management Plan](#)

6. EXPANSION OF GREENHOUSES AND INDUSTRIAL BUILDINGS FOR COMMERCIAL CANNABIS CULTIVATION

Public hearing to consider a recommendation to the Board of Supervisors on a draft ordinance amending Section 21.67.050 of Title 21 of the Monterey County Code (non-coastal zoning ordinance) to:

- 1) Allow for permitting of commercial cannabis cultivation within new or expanded greenhouses on properties zoned Farmland that contain at least one greenhouse that was legally established prior to January 1, 2016;
- 2) Within Industrial zones, rescind language limiting permitting of commercial cannabis cultivation to occur within industrial buildings legally established prior to January 1, 2016 so as to enable the permitting of commercial cannabis cultivation within industrial zones regardless of when the structure was permitted;
- 3) Allow permitting of medium cultivation license types (having a canopy of between 10,001 square feet and 22,000 square feet) with an administrative permit in the Light Industrial zoning district; and
- 4) Amend language references to permitting of outdoor commercial cannabis.

This matter was continued from the Planning Commission meeting of May 26, 2021.

Attachments: [Staff Report](#)
 [Exhibit A – Draft Resolution for a recommendation of approval to the BoS](#)

7. PLN040061-AMD1/ Rancho Cañada Ventures, LLC

Public hearing (continued from May 5, 2021) to consider a recommendation to the Board of Supervisors regarding the Rancho Cañada Village Project, including:

- a. Amendment of the text of Carmel Valley Master Plan Policy CV-1.27 so that the Project shall be required to provide a minimum of 20% affordable housing units, rather than 50% affordable/workforce housing;
- b. Adoption of an ordinance to: rezone approximately 22 acres of the Project

site from Public/Quasi-Public with Design Control, Site Plan Review and Residential Allocation Zoning Overlay Districts (PQP-D-S-RAZ) to Medium Density Residential with a maximum density of 3 dwelling units per acre together with Design Control and Site Plan Review overlay districts (MDR/3-D-S), rezone 5 acres from PQP-D-S-RAZ to High Density Residential with a maximum density of 10 dwelling units per acre and the same overlay districts (HDR/10-D-S); rezone approximately 3 acres from PQP-D-S-RAZ to High Density Residential with a maximum density of 5 dwelling units per acre and the same overlay districts (HDR/5-D-S); and rezone the remaining approximate 47 acres of the project site from PQP-D-S-RAZ to Open Space (O); and amend sections 21.10.070 and 21.12.070 of the non-coastal zoning ordinance (Title 21 of the Monterey County Code) to add special requirements applicable to the lots zoned for High Density Residential and Medium Density Residential use within the Rancho Canada Village Subdivision; and

c. Approval of a Combined Development Permit for the Rancho Cañada Village “Increased Unit, Greater Affordability Project” (refinement of Alternative 6B of the FEIR) consisting of a total of 145 housing units, including Vesting Tentative Map creating 106 residential lots for 93 single family residences, 12 townhomes, and 40 units of affordable/workforce housing, and Use Permits for development within the Carmel River Floodplain and removal of up to 37 native trees.

Proposed CEQA Action: Recommend the Board of Supervisors certify the Rancho Cañada Village Second Revised Final Environmental Impact Report [SCH#: 20006081150, June 2020]

Location: In the Carmel Valley along Carmel Valley Road, east of the intersection of Carmel Valley Road and State Route 1 in unincorporated Monterey County (former West Course at Rancho Canada Golf Course) [Assessor Parcel Numbers: 015-162-017-000, 015-162-025-000, 015-162-026-000, 015-162-040-000, 015-162-048-000, 015-162-049-000, and portions of 015-162-043-000 and 015-162-051-000]

Attachments: [Staff Report](#)

[Exhibit A – May 5, 2021 Planning Commission Staff Report and Discussion](#)

[Exhibit B – Draft Resolution for Project and Second Revised EIR and Rezoning](#)

[Exhibit C – Draft Resolution for General Plan Amendment](#)

[Exhibit D – Site Plan Vesting Tentative Map, Alternative Site Plan Preliminary G](#)

[Exhibit E – Vicinity Map](#)

[Exhibit F – Housing Advisory Committee Minutes for January 13 and February 1](#)

[Exhibit G – Carmel Valley Land Use Advisory Committee Minutes for February 1](#)

[Exhibit H – Final EIR \(distributed on April 16, 2021\)](#)

[Exhibit I – Letter from RCV dated April 23, 2021](#)

[Exhibit J – Letter from RCV dated April 27, 2021](#)

[Exhibit K – Correspondence to the Planning Commission prior to May 5th special](#)

[Exhibit L – Correspondence to the Planning Commission after May 5th special n](#)

[Exhibit M – Letter from RCV dated February 11, 2021](#)

[Exhibit N – Court of Appeal Decision in CVA v. County \(May 19, 2021\)](#)

OTHER MATTERS

8. Planning Commission Referrals

DEPARTMENT REPORT

ADJOURNMENT