



# Monterey County

## Draft Action Minutes

### Monterey County Planning Commission

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

*Keith Vandevere, Chair*  
*Paul Getzelman, Vice-Chair*  
*Jacqueline R. Onciano, Secretary*

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Wednesday, March 14, 2018

9:00 AM

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**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**

The meeting was called to order by Chair Vandevere at 9:04 A.M.

#### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commission Roberts.

#### **ROLL CALL**

**Present:**

Ana Ambriz	Francisco Javier Mendoza
Martha Diehl	Cosme Padilla
Paul C. Getzelman	Amy Roberts
Ernesto G. Gonzales	Keith Vandevere
	Jon Wizard

**Absent:**

Melissa Duflock

#### **PUBLIC COMMENTS**

None

#### **AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

Commission Clerk Melissa McDougal informed the Commission of a Memorandum submitted by Staff for Agenda Item Number 2 (PLN170649 – Ucelli Di Nemi) distributed on the dais.

#### **COMMISSIONER COMMENTS, REQUESTS AND REFERRALS**

Commission Wizard requested to conclude today's meeting in honor of the Student Walk Out to prevent gun violence.

#### **9:00 A.M. – SCHEDULED MATTERS**

1.

**PLN170127 - MCCAHOH/LADYBUG FARMS, LLC**

Public hearing to consider allowing commercial cannabis activities including approximately 715,000 square feet of cultivation/nursery and 10,000 square feet of non-volatile manufacturing operations within existing greenhouses, two reconstructed greenhouses, and warehouses in the Farmland District.

**Project Location:** 1400 San Juan Road, Royal Oaks, North County Area Plan

**Proposed CEQA action:** Categorically Exempt per Section 15301 and Section 15302 of the CEQA Guidelines

**Attachments:**     [Staff Report](#)  
[Exhibit A - Draft Resolution](#)  
[Exhibit B - Vicinity Map](#)  
[Exhibit C - North County LUAC Minutes](#)  
[Exhibit D - Lady Bug, LLC Application](#)  
[RESpc 18-009 PLN170127 031418](#)

Commissioner Roberts recused herself due to potential conflict of interest.

Cheryl Ku, Project Planner presented the project.

Senior Deputy County Counsel requested addition of the indemnification condition.

Applicant's Representative: Jennifer Rosenthal

Public Comment: None

The Commission requested staff to revise condition 9 relating to odor control.

Recessed at 9:51 a.m. Reconvened at 9:59 a.m.

It was moved by Commissioner Padilla, seconded by Commissioner Wizard and passed by the following vote to adopt a resolution to: find that a change of use within existing greenhouse and warehouse facilities is not an expansion of use beyond what existed at the time of the lead agency's determination, which qualifies as a Class 1 Categorical Exemption per Section 15301 of the CEQA Guidelines, and none of the exceptions under Section 15300.2 apply; and approve a Use Permit subject to the conditions of approval, with the changes as stated, including modification of condition 9 and addition of the standard indemnification condition.

**AYES:** Ambriz, Diehl, Getzelman, Gonzales, Mendoza, Padilla, Vandever, Wizard

**NOES:** None

**ABSENT:** Duflock

**ABSTAIN:** Roberts

2.

**PLN170649 - UCELLI DI NEMI**

Public hearing to consider after-the-fact permits for development on slopes in excess of 25% and removal of 4 oak trees in order to construct a new 2,438 square foot two-story single-family dwelling.

**Project Location:** 25930 Canada Drive, Carmel (Assessor's Parcel Number 015-042-004-000), Carmel Valley Master

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

**Attachments:**

[Staff Report](#)

[Exhibit A - Project Data Sheet](#)

[Exhibit B - Draft Resolution](#)

[Exhibit C - Vicinity Map](#)

[Exhibit D - Arborist Report](#)

[Exhibit E - Soil Surveys Group Letter](#)

[Hearing Submittal PLN170649 031418](#)

[RESpc 18-008 PLN170649 031418](#)

Son Pham-Gallardo, Project Planner presented the project and presented errata adding a finding for tree removal and condition no. 18.

Applicant Representative: Brian Congleton

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Ambriz and passed by the following vote to adopt a resolution to: find the project is a single-family residence which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and approve a Combined Development Permit subject to the conditions of approval with the changes as stated, including revising condition 7 (re: tree replacement) to change the monitoring period from one year to five years and revising tree removal finding.

AYES: Ambriz, Diehl, Getzelman, Gonzales, Mendoza, Padilla, Roberts, Vandever, Wizard

NOES: None

ABSENT: Duflock

ABSTAIN: None

## **OTHER MATTERS**

None

## **DEPARTMENT REPORT**

Secretary Jacqueline R. Onciano informed the Commission that the RMA will be ordering Business cards them.

Secretary Jacqueline R. Onciano proposed dates for a Planning Commission

Retreat. The Commission agreed to the afternoon of April 25, 2018 at 1441 Schilling Place for a retreat.

Commissioner Diehl requested RMA to provide information about the schedule for consideration of proposed short term rental regulations.

**ADJOURNMENT**

The meeting was adjourned at 10:29 a.m. by Chair Vandevere in honor of the students who are speaking out today to end gun violence.

**APPROVED:**

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**JACQUELINE R. ONCIANO**  
**PLANNING COMMISSION SECRETARY**

**ATTEST:**

**BY: \_\_\_\_\_**  
**MELISSA MCDOUGAL**  
**PLANNING COMMISSION CLERK**

**APPROVED ON \_\_\_\_\_**