



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 Vandever, Chair
Paul Getzelman, Vice-Chair
Jacqueline R. Onciano, Secretary

Wednesday, November 16, 2016

9:00 AM

Special Meeting

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Padilla at 9:00 a.m.

Chair Padilla left after the meeting had been called to order. Vice Chair Rochester sat as Chair.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Senior Deputy County Counsel Wendy Strimling.

ROLL CALL

Present:

Anna Ambriz
Martha Diehl
Melissa Duflock
Jose Mendez
Don Rochester
Amy Roberts
Keith Vandever

Absent:

Paul Getzelman
Luther Hert
Cosme Padilla (left after meeting was called to order)

PUBLIC COMMENTS

None.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Jackie Nickerson informed the Commission of the following documents distributed on the Dais regarding Agenda Item #3 (PLN040061 - Rancho Canada Ventures, LLC):

- Revised Draft Conditions of Approval, which will be addressed by staff;
- Packet of correspondence previously emailed to the Commission;

- Additional correspondence received the morning of the hearing.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

9:00 A.M. - SCHEDULED MATTERS

1.

REF160027 - Grupo Flor, LLC

To be continued to the December 14, 2016 Planning Commission on the appeal of the determination of the Director of Planning that Grupo Flor, LLC does not qualify for an exemption from the Interim Ordinance for medical cannabis operations.

Proposed CEQA Action: Continuance is Statutorily Exempt per CEQA Guidelines section 15270.

7697 Highway 1, Moss Landing (the Moss Landing Commercial Park)

Attachments: [Staff Report](#)

Commissioner Roberts recused herself at 9:03 a.m. as she works for a law firm that represents the owner.

Project Planner, Craig Spencer, presented the request on behalf of the applicant to continue the hearing on the project to the December 14, 2016, Planning Commission meeting. .

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Vandever and passed by the following vote to continue the public hearing to the December 14, 2016 Planning Commission meeting:

AYES: Ambriz, Diehl, Duflock, Mendez, Roberts, Rochester, Vandever

NOES: None

ABSENT: Getzelman, Hert, Padilla

ABSTAIN: None

DEPARTMENT REPORT

None.

Break at 9:05 a.m. - 9:30 a.m. Reconvene

9:30 A.M. - SCHEDULED MATTERS

2.

REF160037 - Annual Tracking Report (Continued from October 26, 2016)

Annual report to the Planning Commission on the data gathered through the County's Tracking System as required by the 2010 Monterey County General Plan.

Proposed CEQA Action: Categorically Exempt per Section 15306 of the CEQA

Guidelines

Attachments: [Staff Report](#)
 [Exhibit A - Applicable Tracking General Plan Policies](#)
 [Exhibit B - Tracking Data Report](#)

Project Planner, Anna Quenga, presented the project. Ms. Quenga noted that the information being reported is from October 25, 2015 through October 25, 2016.

Public Comment: Priscilla Walton; and Margaret Robbins.

The Chair stated that the report was received by the Commission.

3. PLN040061 - Rancho Canada Ventures, LLC (Rancho Canada Village Subdivision)

Public hearing to consider making a recommendation to the Board of Supervisors to:

- a. Certify the *Rancho Canada Village Project Environmental Impact Report* (EIR);
- b. Adopt CEQA findings and adopt a Statement of Overriding Considerations for the 130-unit Alternative's significant and unavoidable impacts;
- c. Amend the text of General Plan Policy CV-1.27 so that the 130-unit Alternative shall be required to provide a minimum of 20%, rather than 50%, affordable/workforce housing;
- d. Rezone the 130-unit Alternative site that occupies the former Rancho Canada West Course from Public/Quasi-Public (P/Q-P) to Medium-Density Residential (MDR) and Lot 130 from Public/Quasi-Public (P/Q-P) to Low-Density Residential (LDR);
- e. Approve the Rancho Canada Village Subdivision project (PLN040061, 130-unit alternative), including:
 1. Approve the Vesting Tentative Subdivision Map for the 130-unit Alternative,
 2. Approve a Combined Development Permit for development in the Carmel River Floodplain; tree removal, allowing the removal of up to 139 native trees; and grading and infrastructure installation, including installation of a below-grade drainage pipe and culvert to improve area-wide flood control and drainage; and
- f. Adopt a Mitigation and Monitoring Reporting Plan.

Proposed CEQA Action: Certify the Rancho Canada Village Environmental Impact Report

Rancho Canada Golf Club, 4860 Carmel Valley Road, Carmel Valley, Carmel Valley Master Plan.

Attachments: [Staff Report](#)
 [Exhibit A - Project Discussion](#)
 [Exhibit B - Draft Resolution](#)
 [Exhibit C - Alternative Site Plan](#)
 [Exhibit D - Alternative Preliminary Grading & Drainage Plan](#)
 [Exhibit E - Vicinity Map](#)
 [Exhibit F - Carmel Valley LUAC Minutes](#)
 [Exhibit G - Housing Advisory Committee Minutes](#)
 [Exhibit H - Economic Development Department Inclusionary Housing
Requirement Memorandum](#)
 [Exhibit I - Correspondence](#)
 [Exhibit J - Draft Final EIR](#)
 [Exhibit K - Draft Zoning Ordinance and Zoning Map](#)
 [Staff Submittal - Revised Conditions](#)
 [Hearing Submittal](#)

Management Specialist, Mr. Luke Connolly, presented the project.

Break at 10:37 a.m. - 10:52 a.m. Reconvene

Applicant Representative: Allen Williams

Public Comment: Larry Levine; Michael Bachik; Kathleen Knight; Michael Robbins; Charles Hayes; Barbara Grace; Michael Boudreau; Margaret Robbins; Alexander James; Richard Scott; Chuck Beshmen; Janet Brennan; Susan Franklin; Priscilla Walton, Representing CVA; Lea McGee; Eric Sand; Tim Sanders; Brian Clark; John Tilley; Jeff Mullins; Jeff Taylor; and Joseph Narvaez.

Break at 12:23 p.m. - 12:34 p.m. Reconvene

It was moved by Commissioner Mendez, seconded by Commissioner Duflock and passed by the following vote to move staff recommendation --recommend the Board of Supervisors certify the EIR, adopt the General Plan amendment, adopt the rezoning and approve the alternative unit project:

AYES: Ambriz, Duflock, Mendez, Rochester

NOES: Diehl, Roberts, Vandever

ABSENT: Getzelman, Hert, Padilla

ABSTAIN: None

A separate motion was taken for the General Plan amendment because County Counsel advised that state law requires a vote of not less than six (6), a majority of the membership, in order to recommend approval of a General Plan amendment to the Board of Supervisors.

It was moved by Commissioner Mendez, seconded by Commissioner Rochester

and denied by the following vote to recommend amending the General Plan:

AYES: Ambriz, Duflock, Mendez, Rochester

NOES: Diehl, Roberts, Vandever

ABSENT: Getzelman, Hert, Padilla

ABSTAIN: None

Motion failed, the vote requires a minimum of six (6) votes.

OTHER MATTERS

None.

ADJOURNMENT

The meeting was adjourned by Vice-Chair Rochester at 12:52 a.m.

APPROVED:

JACQUELINE R. ONCIANO
PLANNING COMMISSION SECRETARY

ATTEST:

BY: _____
MELISSA MCDOUGAL
PLANNING COMMISSION CLERK

APPROVED ON _____