

Agenda Item B

Monterey County

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



Action Minutes - Final

Wednesday, October 31, 2018

9:00 AM

Monterey County Planning Commission

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

The meeting was called to order by Chair Vandevere at 9:03 A.M.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commission Roberts

ROLL CALL

Present:

Rich Coffelt
Martha Diehl
Melissa Duflock
Paul C. Getzelman
Ernesto G. Gonzalez
Francisco Javier Mendoza
Amy Roberts
Keith Vandevere
Jon Wizard

Absent:

Ana Ambriz

PUBLIC COMMENTS

Fernando Munoz
Rudy Rosales

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Melissa McDougal informed the Commission of documents distributed on the dais: Two letters from the public for Agenda Item Number 4 (REF180041 – Report on the Status of Archaeological Resources on Carmel Point).

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Duflock asked whether permits are expedited for homes affected by the wildfires. Commissioner Diehl asked for a report on the rebuild of properties affected by the fires.

APPROVAL/ACCEPTANCE OF MINUTES

None.

9:00 A.M. – SCHEDULED MATTERS

1.

PLN170423 - CEA DEVELOPMENT LLC

Public hearing to consider commercial cannabis operations totaling approximately 178,080 square feet of greenhouse area for cannabis cultivation, and nursery operations, and approximately 6,600 square feet of indoor processing building area for manufacturing and distribution.

Project Location: 2274 Alisal Road, Salinas, Greater Salinas Area Plan

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

Commissioner Roberts recused herself from agenda item 1 due to potential conflict of interest.

Kenny Taylor, project planner and Brandon Swanson, RMA Services Manager presented the project.

Applicant Representative: Trin Retterer

Public Comment: None

Wendy Strimling, Senior Deputy County Counsel, requested that Staff add the standard language in the decision section of the resolution stating that the decision is subject to the attached conditions of approval and in conformance with the attached sketch.

It was moved by Commissioner Gonzalez, seconded by Commissioner Mendoza and passed by the following vote 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 and in general conformance with the attached sketch pursuant to the corrections as stated:

AYES: Coffelt, Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Vandever, Wizard

NOES: None

ABSENT: Ambriz

RECUSE: Roberts

ABSTAIN: None

2.

PLN180449 - DEL MESA CARMEL COMMUNITY ASSOCIATION

Public hearing to consider the construction of a maintenance storage building (Approximately 960 s.f.).

Project Location: 500 Del Mesa Drive, Carmel, Carmel Valley Master Plan

Proposed CEQA action: Categorically Exempt per Section 15303(e) of the CEQA Guidelines

Commissioner Roberts returned to the dais.

Jackie Nickerson, project planner and Brandon Swanson, RMA Services Manager presented the project.

Applicant Representative: Kent Kelly

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Getzelman and passed by the following vote to find that the project involves the construction of a new accessory structure, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 (e) of the CEQA Guidelines, and there are no exception pursuant to Section 15300.2; and approve a Design Approval in general conformance with the attached sketch:

AYES: Coffelt, Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Roberts, Vandever, Wizard

NOES: None

ABSENT: Ambriz

ABSTAIN: None

3.

PLN160851 - MORGENRATH (BLAZE ENGINEERING)

Public hearing to consider establishment of a commercial operation and the construction of an office, workshop, storage area, and formal parking area with associated site improvements and tree removal within environmentally sensitive habitat areas (Total of 16 trees, consisting of Bay laurel (14), cypress (1), and Coast Redwood (1), ranging in size from 13 to 60 inches).

Project Location: 46821 Highway 1, Big Sur, Big Sur Coast Land Use Plan area (APN: 419-201-007-000)

Proposed CEQA action: Adopt a Mitigated Negative Declaration

Anna Quenga, project planner presented the applicant's request for continuance to November 14, 2018 in order to make revisions to the project.

Applicant Representative: Angus Jeffers

Public Comment: No

It was moved by Commissioner Diehl, seconded by Commissioner Roberts and passed by the following vote to continue the Public Hearing to November 14, 2018:

AYES: Coffelt, Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Roberts,

Vandever, Wizard
NOES: None
ABSENT: Ambriz
ABSTAIN: None

4. REF180041 - REPORT ON THE STATUS OF ARCHAEOLOGICAL RESOURCES ON CARMEL POINT

Overview regarding the archeological resources status on Carmel Point (the Point), in response to Planning Commission Referral No. 18.09

Project Location: Unincorporated portions of Carmel under Monterey County jurisdiction, Coastal Zone, Carmel Area Land Use Plan.

Proposed CEQA action: N/A

Jacqueline R. Onciano informed the Commission that this item is a Planning Commission Referral made in August of 2018.

Christina McGinnis, RMA Services Manager, presented the item.

Public Comment: Tony Lombardo, Rudy Rosales, Eric Miller, Angus Jeffers

The Commission recessed at 11:00 a.m. reconvened at 11:11 a.m.

Continued Public Comment: Ramie Allard, Susan Morley

Commissioners requested staff to provide additional information at a future meeting.

5. PLN170611 - PIETRO

Consider an application for the construction of a split-level single family dwelling and an attached garage (Approx. 5,200 sq. ft.) within 750 feet of a known archaeological resource on Carmel Point. Carmel Area Land Use Plan, Coastal Zone

Project Location: 26307 Isabella Avenue, Coastal Zone, Carmel Area Land Use Plan

Proposed CEQA action: Adopt a Mitigated Negative Declaration

Maria Blanco, project planner, and Brandon Swanson, RMA Services Manager presented the project.

The Commission recessed for lunch at 12:11 P.M. and reconvened at 1:30 P.M.

Commissioner Mendoza did not return after the lunch recess.

Applicant Representative: Tony Lombardo

Pubic Comment: Rudy Rosales, Angus Jeffers, Susan Morley, Chris Adamski

It was moved by Commissioner Roberts, seconded by Commissioner Getzelman and passed by the following vote to continue the Public Hearing to December 12, 2018 with request to determine if the archaeological reports

could legally be provided in redacted form:

AYES: Coffelt, Diehl, Duflock, Getzelman, Gonzalez, Roberts, Vandever, Wizard

NOES: None

ABSENT: Ambriz, Mendoza

ABSTAIN: None

Staff informed the Commission that the Board chambers would not be available on December 12, 2018 and discussed setting a Special Meeting of the Planning Commission on December 5, 2018 instead.

It was moved by Commissioners Wizard, seconded by Commissioner Gonzalez and passed by the following vote to reconsider the motion to continue the hearing on the Pietro application (PLN170611) to December 12, 2018 (on :

AYES: Coffelt, Diehl, Duflock, Getzelman, Gonzalez, Roberts, Vandever, Wizard

NOES: None

ABSENT: Ambriz, Mendoza

ABSTAIN: None

It was moved by Commissioner Wizard, seconded to Commissioner Duflock and passed by the following vote to continue the Public Hearing on the Pietro application (PLN170611) to a Special Meeting on December 5, 2018:

AYES: Coffelt, Diehl, Duflock, Getzelman, Gonzalez, Roberts, Vandever, Wizard

NOES: None

ABSENT: Ambriz, Mendoza

ABSTAIN: None

6.

PLN170612 - PIETRO FAMILY INVESTMENTS, LP.

Consider applications to construct two projects on adjacent parcels located within 750 feet of a known archaeological resource located on Carmel Point in the Coastal Zone, Carmel Area Land Use Plan:

1. A single-family dwelling with basement and attached garage (approx. 4,900 -square feet) at 26338 Valley View Avenue. APN: 009-463-017-000 (PLN170612); and
2. A split-level single family dwelling with basement and attached garage (approx. 5,880-square feet) at 26346 Valley View Avenue, APN: 009-463-003-000 (PLN170613).

Proposed CEQA action: Adopt Mitigated Negative Declaration

Maria Blanco, project planner, and Brandon Swanson, RMA Services Manager, presented the project.

Applicant Representative: Tony Lombardo

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Roberts and passed by the following vote to continue the Public Hearing to a Special

Meeting to be held on December 5, 2018:

AYES: Coffelt, Diehl, Duflock, Getzelman, Gonzalez, Roberts, Vandever, Wizard

NOES: None

ABSENT: Ambriz, Mendoza

ABSTAIN: None

7.

PLN170613 - PIETRO FAMILY INVESTMENTS, LP.

Consider applications to construct two projects on adjacent parcels located within 750 feet of a known archaeological resource located on Carmel Point in the Coastal Zone, Carmel Area Land Use Plan:

1. A single-family dwelling with basement and attached garage (approx. 4,900 -square feet) at 26338 Valley View Avenue. APN: 009-463-017-000 (PLN170612); and
2. A split-level single family dwelling with basement and attached garage (approx. 5,880-square feet) at 26346 Valley View Avenue, APN: 009-463-003-000 (PLN170613).

Proposed CEQA action: Adopt Mitigated Negative Declaration

Maria Blanco, project planner, and Brandon Swanson, RMA Services Manager, presented the project.

Applicant Representative: Tony Lombardo

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Roberts and passed by the following vote to continue the Public Hearing to a Special Meeting to be held on December 5, 2018:

AYES: Coffelt, Diehl, Duflock, Getzelman, Gonzalez, Roberts, Vandever, Wizard

NOES: None

ABSENT: Ambriz, Mendoza

ABSTAIN: None

OTHER MATTERS

8.

Accept the resignation of Jerry Provost from the South Coast Land Use Advisory Committee.

No motion, the Commission requested a letter thanking him for his service.

DEPARTMENT REPORT

None.

ADJOURNMENT

The meeting was adjourned at 2:58 P.M. by Chair Vandevere.

APPROVED:

PLANNING COMMISSION SECRETARY

ATTEST:

BY: _____
MELISSA MCDOUGAL
PLANNING COMMISSION CLERK

APPROVED ON _____