

Monterey County

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



Action Minutes - Draft

Wednesday, June 24, 2020

9:00 AM

Monterey County Planning Commission

*Amy Roberts, Chair
Ana Ambriz, Vice-Chair
John M. Dugan, Secretary*

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Roberts at 9:02 am

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Monsalve

ROLL CALL

Present:

Martha Diehl
Rich Coffelt
Paul C. Getzelman
Francisco Javier Mendoza
Etna Monsalve
Amy Roberts
Ana Ambriz
Katharine Daniels
Melissa Duflock

Absent: Ernesto G. Gonzalez

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Sophia Magana informed the Commission of multiple correspondence received from the public, distributed via email for Agenda Item No. 3 (PLN190281 Carmel Valley Ranch) and Agenda Item No. 4 (PLN190127 Café Tori). Additionally, a memo from staff for Agenda Item No. 2 (PLN200013 Storey & Susnow) and Agenda Item No. 4 (PLN190127 Café Tori).

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

APPROVAL/ACCEPTANCE OF MINUTES

- A.** [MIN 20-031](#) Acceptance of the February 26, 2020 Planning Commission Meeting Minutes.

It was moved by Commissioner Duflock, seconded by Commissioner Monsalve and passed by the following vote to accept the February 26, 2020 Planning Commission Minutes.

AYES: Ambriz, Diehl, Getzelman, Mendoza, Roberts, Daniels, Coffelt, Monsalve, Duflock
NOES: None

ABSENT: Gonzales
ABSTAIN: None

B. [MIN 20-032](#)

Acceptance of the March 11, 2020 Planning Commission Meeting Minutes.

It was moved by Commissioner Coffelt, seconded by Commissioner Mendoza and passed by the following vote to accept the March 11, 2020 Planning Commission Meeting Minutes.

AYES: Diehl, Getzelman, Mendoza, Roberts, Daniels, Coffelt, Monsalve, Duflock
NOES: None
ABSENT: Gonzales
ABSTAIN: Ambriz

C. [MIN 20-033](#)

Acceptance of the April 8, 2020 Planning Commission Meeting Minutes.

It was moved by Commissioner Daniels, seconded by Commissioner Coffelt and passed by the following vote to accept the April 8, 2020 Planning Commission Meeting Minutes.

AYES: Ambriz, Diehl, Getzelman, Mendoza, Roberts, Daniels, Coffelt, Monsalve, Duflock
NOES: None
ABSENT: Gonzales
ABSTAIN: None

D. [MIN 20-034](#)

Acceptance of the April 29, 2020 Planning Commission Meeting Minutes.

It was moved by Commissioner Diehl, seconded by Commissioner Daniels and passed by the following vote to accept the April 29, 2020 Planning Commission Meeting Minutes.

AYES: Ambriz, Diehl, Getzelman, Mendoza, Roberts, Daniels, Coffelt, Monsalve, Duflock
NOES: None
ABSENT: Gonzales
ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

1. [PC 20-038](#)

REF120030 - DEVELOPMENT EVALUATION SYSTEM PROGRAM

Public hearing to consider the final draft Development Evaluation System (DES) and an ordinance adding Chapter 21.92- *Regulations for Projects Subject to the Development Evaluation System* to Monterey County Code.

Project Location: County Wide (Inland Only)

Proposed CEQA action: Consider an Addendum together with certified Final Environmental Impact Report (FSEIR) for the 2010 Monterey County General Plan.

It was moved by Commissioner Diehl, seconded by Commissioner Daniels and

passed by the following vote to continue this item to July 8, 2020.

AYES: Ambriz, Diehl, Getzelman, Mendoza, Roberts, Daniels, Coffelt, Monsalve, Duflock

NOES: None

ABSENT: Gonzalez

ABSTAIN: None

2. [PC 20-037](#)

PLN200013 - STOREY AND SUSNOW

Public hearing to consider a partial Restoration Plan and an after-the-fact Use Permit for grading on slopes greater than 25%.

Project Location: 2479 Tuckahoe Terrace, Royal Oaks, North County Area Plan.

Proposed CEQA action: Categorically Exempt per §15304(c) of the CEQA Guidelines

It was moved by Commissioner Mendoza, seconded by Commissioner Coffelt and passed by the following vote to find the project categorically exempt per Section 15304(c) of the CEQA guidelines, adopt the resolution, approve a partial Restoration Plan and an After-the-fact Use Permit.

AYES: Ambriz, Coffelt, Duflock, Diehl, Monsalve, Getzelman, Mendoza, Roberts, Daniels

NOES: None

ABSENT: Gonzales

ABSTAIN: None

3. [PC 20-036](#)

PLN180281 CVR HSGE LLC (CARMEL VALLEY RANCH)

Public hearing to consider after-the-fact approval of a horse stable (20-horse stalls), hay barn, and gate entryway within Carmel Valley Ranch Specific Plan-Land Reserve area.

Project Location: One Old Ranch Road, Carmel Valley

Proposed CEQA action: Negative Declaration

Agent: Anthony Lombardo

Public Comment: Pris Walton, Eric Sand

It was moved by Commissioner Diehl, seconded by Commissioner Duflock and passed by the following vote to adopt the Negative Declaration pursuant to Section 15074 of the CEQA Guidelines; and approve an after the fact Design Approval for the construction of approximately 7,200 square foot horse stable (20 stalls measuring 12' x 30' each); 648 square foot hay barn; and 21' gate entryway for non-commercial use, which will clear Code Enforcement violation (18CE00047). The action also includes the modified language for condition of approval number three as stated and that language should also be incorporated in the findings in the resolution.

AYES: Duflock, Mendoza, Coffelt, Ambriz, Roberts, Getzelman, Monsalve, Diehl

NOES: Daniels
ABSENT: Gonzales
ABSTAIN: None

The Commission recessed for a break at 10:30 a.m. and reconvened at 10:45 a.m.

Roll Call after break – All Commissioners present except for Commissioner Gonzalez

4. [PC 20-039](#)

PLN190127 - CAFÉ TORI INVESTMENTS, LLC (HARVEST MOON AGRICULTURAL EMPLOYEE HOUSING)

Public hearing to consider a Lot Line Adjustment between two legal lots of record of approximately 48.65 acres (Parcel -026) and 8.98 acres (Parcel -024), resulting in two parcels of approximately 51.81 acres (Parcel 1) and 5.82 acres (Parcel 2) and construction of a 10 building, 150-unit farmworker housing project which will accommodate up to 1,200 employees on Parcel 1. The project also requires a Variance for four of the 10 buildings to exceed height regulations in the PQP zoning designation by about two feet.

Project Location: 800 & 801 Rossi Street, Salinas, Greater Salinas Area

Proposed CEQA action: Adopt a Mitigated Negative Declaration

Public Comment: None

It was moved by Commissioner Duflock, seconded by Commissioner Daniels and passed by the following vote to adopt a Mitigated Negative Declaration; approve a Lot Line Adjustment between two legal lots of record; approve a Use Permit and General Development Plan for 10 buildings, 150-units, of Agricultural Employee Housing that will accommodate up to 1,200 employees (Parcel 1); approve a Variance to exceed height regulations in the PQP zoning designation for Buildings G, H, I, and J by a maximum of 2 feet; and Adopt a Condition Compliance and Mitigation Monitoring and Reporting Plan. The action also includes changes to the conditions as stated.

AYES: Ambriz, Diehl, Getzelman, Mendoza, Roberts, Daniels, Coffelt, Monsalve, Duflock,

NOES: None

ABSENT: Gonzales

ABSTAIN: None

5. **Verbal update regarding Federal Consistency Determination for the Customs and Border Protection Agency radar tower project on the South Coast of Big Sur**

The Customs and Border Protection Agency (CBP) has extended their deadline for that decision to made to September 15, 2020. Commissioner Diehl requested for staff to continue following up on this item.

OTHER MATTERS

Brandon Swanson has stated that there were some technical difficulties during the beginning of the hearing. All of the procedural items to the Agenda were

covered, the pledge of allegiance and the roll call. The first item on the Agenda, DES was continued to a date certain July 8th by the Commission with a vote of nine to zero and the second item to the Agenda, Susnow was approved to allow for the restoration plan with a vote of nine to zero with one absence. Additionally, all four sets of the minutes on the Agenda were accepted.

DEPARTMENT REPORT

None

ADJOURNMENT

The meeting was adjourned at 12:15 p.m. by Chair Roberts.

APPROVED:

BRANDON SWANSON
PLANNING COMMISSION SECRETARY

ATTEST:

BY: _____
SOPHIA MAGANA
PLANNING COMMISSION CLERK

APPROVED ON _____