

# **County of Monterey**

Monterey County Planning Commission  
Monterey County Government Center - Cayenne Conference Room  
1441 Schilling Place, 1st Floor  
Salinas, CA 93901



## **Meeting Minutes - Final**

**Wednesday, September 25, 2019**

**9:00 AM**

**Monterey County Planning Commission**

**9:00 A.M. - CALL TO ORDER**

The meeting was called to order by Chair Getzelman at 9:01 a.m

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Ambriz.

**ROLL CALL**

**Present:**

**Martha Diehl**

**Rich Coffelt**

**Paul C. Getzelman**

**Ernesto G. Gonzalez**

**Etna Monsalve**

**Amy Roberts**

**Ana Ambriz**

**Francisco Javier Mendoza**

**Absent:**

**Melissa Duflock**

**Keith Vandevere**

**PUBLIC COMMENTS**

None

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

Commission Clerk Melissa McDougal informed the Commission of documents distributed on the dais: Additional correspondence for Agenda Item No. 2 (PLN180390 – Rodgers; Two memos from Staff and a letter from the public for Agenda Item No. 3 (GPZ090005 – Moss Landing Community Plan Update).

**COMMISSIONER COMMENTS, REQUESTS AND REFERRALS**

None

Commissioner Roberts recused herself from Agenda Item No. 1 PLN180466 – T&B Sprague LLC, due to possible conflict.

**9:00 A.M. – SCHEDULED MATTERS**

**1. PLN180466 - T&B SPRAGUE LLC (COMPLIANCE PARK, INC)**

(Continued from September 11, 2019)

Public hearing to consider allowing commercial cannabis distribution, volatile manufacturing, processing, and testing within an existing industrial building in the Castroville industrial park.

**Project Location:** 11065 Commercial Parkway, Castroville, Castroville Community Plan, North County Area Plan (133-492-090-000)

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

**Son Pham-Gallardo, Project Planner presented the project.**

**Joel Mendoza, Fire Chief of North County Fire Protection District**

**Commissioner Duflock joined the Meeting.**

**Applicant Representative: Peter Brazil – JRG attorney, Billy Morrison – applicant consultant**

**Public Comment: Linda Grier, Nick Franchoni**

**It was moved by Commissioner Mendoza, seconded by Commissioner Diehl and passed by the following vote to find the project categorically exempt per Section 15303 of the CEQA Guidelines; and approve a General Development Plan to allow the conversion of an existing industrial building:**

**AYES: Duflock, Getzelman, Gonzalez, Monsalve, Ambriz, Mendoza, Diehl**

**NOES: Coffelt**

**ABSENT: Vandever**

**ABSTAIN: Roberts**

**2. PLN180390 - JOHN K RODGERS TR**

Continued from June 12, 2019 - Public hearing to consider a permit to operate a 4-unit Bed and Breakfast facility within a 5 bedroom single family dwelling.

**Project Location:** 29152 Highway 1, Carmel (Assessor's Parcel Number 241-061-015-000), Carmel Land Use Plan, Coastal Zone.

**CEQA Action:** Categorically Exempt per Section 15301

**Yasmeen Hussain, Project Planner presented the project.**

**Randy Ishii - Chief of Public Works**

**Applicant Representative: John Rodgers and a second speaker who did not provide his name**

**Public Comment: Michelle Allway, Gwen D. Amaral, Adrienne Berry, Mark O'Shae, Molly Erickson**

**It was moved by Commissioner Diel, seconded by Commissioner Roberts and passed by the following vote to continue the hearing on this project to a date uncertain and direct staff to prepare an initial study:**

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

**NOES:** None

**ABSENT:** Vandever

**ABSTAIN:** None

The Commission recessed for break at 11:02 a.m. and reconvened at 11:12 a.m.

After break Chair Getzelman informed the Commission that Commissioner Duflock will return after lunch and Commissioner Roberts recused herself from Item No. 3 GPZ090005 – Moss Landing Community Plan Update due to conflicts with her former occupation.

**3. GPZ090005 - MOSS LANDING COMMUNITY PLAN UPDATE**

Public workshop to discuss proposed Harbor-related Land Use Policies, two Moss Landing Business Park Policies, two new special treatment area overlay policies, and Policies NCLUP ML-2.3 and 2.25 for the Moss Landing Community Plan Update. The special treatment areas pertain to the Harbor District property on Potrero Road and to the area known as the Island.

**Project Location:** Moss Landing Community (Coastal Zone, North County Land Use Plan)

**Proposed CEQA action:** Statutorily Exempt per CEQA Guidelines section 15262

Anna Quenga, Project Planner presented the project.

**Public Comment:** Mark Del Pierro, Molly Erickson, Charlie Eady, Maurie Kloppel

The Commission recessed for lunch at 12:30 p.m. and reconvened at 1:30 p.m.

It was moved by Commissioner Diel, seconded by Commissioner Mendoza and passed by the following vote to direct staff to complete a draft of the Moss Landing Community Plan based on the Commissions direction and bring the complete plan back to the Commission along with the existing policies with a comprehensive presentation from Staff regarding sea level rise.

**AYES:** Ambriz, Coffelt, Getzelman, Gonzalez, Monsalve, Mendoza, Diehl

**NOES:** None

**ABSENT:** Vandever, Duflock

**ABSTAIN:** Roberts

**OTHER MATTERS**

Brandon Swanson, Planning Commission Secretary introduced the Commission to Mary Israel, a new Planner with the County of Monterey.

Brandon Swanson, Planning Commission Secretary informed the Commission that the Riverview FEIR will be delivered to the Commissioners by the end of the week, which is a month in advance of the scheduled hearing.

Wendy Strimling, County Counsel informed the Commission she will not be attending the October 9th meeting and that Deputy County Counsel, Brian Briggs will sit in as Counsel during her absences.

**DEPARTMENT REPORT**

None

**ADJOURNMENT**

The meeting was adjourned at 2:06 p.m. by Chair Getzelman.

**APPROVED:**

**/S/ BRANDON SWANSON**

---

**BRANDON SWANSON  
PLANNING COMMISSION SECRETARY**

**ATTEST:**

**BY: Melissa McDougal**  
**MELISSA MCDOUGAL**  
**PLANNING COMMISSION CLERK**

**APPROVED ON 10/13/2021**