

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, March 11, 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 9:05 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner, Ernesto Gonzalez.

ROLL CALL

Present:

Martha Diehl
Rich Coffelt
Paul C. Getzelman
Amy Roberts
Katharine Daniels
Melissa Duflock
Ernesto G. Gonzalez
Francisco Javier Mendoza

Absent:

Ana Ambriz
Etna Monsalve

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Sophia Magana distributed correspondence from the Public for Agenda Item No. 2 (PLN180257 – DAVID ARZINI/HIDDEN VALLEY) to the Commission.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

APPROVAL/ACCEPTANCE OF MINUTES

- A.** [MIN 20-012](#) Acceptance of the March 13, 2019 Planning Commission Meeting Minutes.

It was moved by Commissioner Diehl, seconded by Commissioner Getzelman and passed by the following vote to accept the March 13, 2019 Planning Commission Minutes:

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

NOES: None

ABSENT: Ambriz, Monsalve

ABSTAIN: Duflock

9:00 A.M. – SCHEDULED MATTERS

1. [PC 20-016](#)

PLN150337 ESALEN INSTITUTE

Public hearing to consider:

1. Construction of three new employee housing structures containing 32 new employee housing units (12,893 square feet in total), to be added to an existing structure containing 11 employee housing units that will remain, resulting in an 43-unit employee housing complex and construction of a 1,133 square foot common room for employees of the Esalen Institute; and
2. After-the-fact permit for construction of a 600 square foot garage that houses a fire truck for the Big Sur Fire Brigade

The project includes development on slopes over 30-percent and within the viewshed of Highway 1.

Project Location: 54105 Highway 1, Big Sur, Big Sur Coast Land Use Plan, Coastal Zone.

Proposed CEQA Action: Addendum to a previously adopted Initial Study and Mitigated Negative Declaration pursuant to Section 15164 of the CEQA Guidelines.

Richard C. Smith, Associate Planner presented this project.

Applicant Representative: David Armin (Architect)

Public Comment: Bruce Christianson.

It was moved by Commissioner Diehl, seconded by Commissioner Daniels and passed by the following vote to approve with changes:

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

NOES: None

ABSENT: Ambriz, Monsalve

ABSTAIN: None

The Commission recessed at 9:50 a.m. until 10:04 a.m.

Commissioner Ambriz arrived at 10:10 a.m.

2. [PC 20-017](#)

PLN180257 - DAVID ARZINI/HIDDEN VALLEY

Public hearing to consider approving a craft winery producing approximately 300 cases of wine per year including conversion of 1.6 acres of land to vineyards (resulting in 2.95 acres of vineyards in total), construction of a new 3,018 square foot three-story barn, construction of an 853 square foot wine cave and 400 square foot crush pad, and grading of 1,815 cubic yards of cut and 2,150 cubic yards of fill.

Project Location: 11729 Hidden Valley Road, Carmel Valley

Proposed CEQA action: Categorical Exempt per Section 15303(a) and 15304(b) of the CEQA Guidelines.

Craig Spencer, Planning Manager and Raul Martinez Assistant Engineer from Public Works presented this project.

Applicant Representative: Aengus Jeffers.

Public Comment: Michael Weaver, Roger Williams, Phil Carchech, and Molly Erickson.

It was moved by Commissioner Getzelman, seconded by Commissioner Mendoza and passed by the following vote:

AYES: Ambriz, Getzelman, Gonzalez, Mendoza, Roberts, Daniels, Duflock

NOES: Coffelt, Diehl

ABSENT: Monsalve

ABSTAIN: None

OTHER MATTERS

None

DEPARTMENT REPORT

None

ADJOURNMENT

The meeting was adjourned at 12:40 p.m. by Chair Roberts.

APPROVED:

/S/ Brandon Swanson

BRANDON SWANSON

PLANNING COMMISSION SECRETARY

ATTEST:

BY: Sophia Magana

SOPHIA MAGANA

PLANNING COMMISSION CLERK

APPROVED ON June 24, 2020