

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, August 12, 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 9:01 a.m.

This meeting was conducted via teleconference using the Microsoft Zoom program

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Gonzales

ROLL CALL

Present:

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

Absent: None

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Sophia Magana informed the Commission of correspondence received from the public, distributed via email for Agenda Item No.1 PLN190199 Miller and additional correspondence from the public for Agenda Item No. 2 PLN170296 Chapin and PLN170765 McIntosh.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

APPROVAL/ACCEPTANCE OF MINUTES

- A. [MIN 20-047](#) Acceptance of the July 29, 2020 Planning Commission Meeting Minutes.

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

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

Monsalve, Duflock, Daniels

NOES: None

ABSENT: None

ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

1. [PC 20-046](#)

PLN190199/HORVATH LIZA D TR (ESTATE OF JOAN MURRAY)

Public hearing to consider construction of a 50 linear foot retaining structure with natural stone veneer, including slope stabilization with a cellular vegetation confinement system. This project involves development within 50 feet of a coastal bluff, on slopes exceeding 30 percent, within 100 feet of environmentally sensitive habitat area, and within 750 feet of known archaeological resources.

Project Location: 243 Highway 1, Carmel Highlands, Carmel Area Land Use Plan, Coastal Zone

Proposed CEQA Action: Consider an Addendum to a previously-prepared Mitigated Negative Declaration.

Joe Sidor, Associate Planner presented the project

Applicant: Liza Horvath

Applicants Engineer: Chris Wilhite

Applicants Representative: Christine Kemp

Public Comment: Mark Blum

It was moved by Commissioner Diehl, seconded by Commissioner Gonzales and passed by the following vote to accept staff's recommendation and consider an addendum together with the mitigated negative declaration pursuant to CEQA Guidelines section 15305, approve the Combined Development Permit and adopt a condition compliance & mitigation monitoring and reporting plan. This action includes the changes to condition number nine recommended by staff to clarify the landscaping plan requirements.

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

NOES: None

ABSENT: None

ABSTAIN: None

2. [PC 20-048](#)

PLN170296 - CABRERA (CHAPIN LIVING TRUST)

Public Hearing to consider allowing a commercial cannabis retail with commercial cannabis processing (edibles), and cannabis cultivation within an existing greenhouse in the Farmland zoning (former McShane's Nursery).

Project Location: 115 & 115 A Monterey Salinas Highway, Greater Salinas Area

Plan (APN: 207-131-004-000 and 207-131-005-000)

Proposed CEQA action: Statutorily exempt pursuant to Section 15270 of the CEQA Guidelines - Projects that are not approved

Cheryl Ku, Senior Planner presented the project

Katharine Daniels – square footage detailed on the plans needs to be updated to reflect what is actually on site, would like wording that no new buildings would be built.

Applicants: Ricky Cabrera, Don Chapin

Applicants Agent: Cerisa Skinner

Public Comment: John Mueller, Alexandria McGregor, Regina, Brigid McGrath Massie, G Green, John Lopez, Gabriela Chavez, Danite, Cesar Iracheta, Dale H., Guadalupe Sanchez, Bill Lipe, Jonathan Price, Claudia, Blanca Felix, Paulina, Sergio Sanchez.

It was moved by Commissioner Getzelman, seconded by Commissioner Ambriz and passed by the following vote to approve staff's recommendation and find that denial of the project is statutorily exempt pursuant to Section 15270 of the CEQA Guidelines and deny the application requesting to amend a previously approved General Development Plan and Use Permit to allow a commercial cannabis retailer with commercial cannabis processing and cannabis cultivation within the existing greenhouse.

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

NOES: Gonzales

ABSENT: None

ABSTAIN: None

The Commission recessed for lunch at 11:49 a.m. and reconvened at 1:00 p.m.

Roll Call after break – All Commissioners present

3. [PC 20-047](#)

(PLN170765) MCINTOSH LEONARD H TR (LAGUNA SECA OFFICE PARK) *Continued from February 12, 2020* - Public hearing to consider:

- a. A General Development Plan (GDP) for the Laguna Seca Office Park (LSOP) to allow residential and nonresidential uses on any single lot such that the cumulative total of residential square footage throughout the LSOP does not exceed commercial square footage within the entire LSOP, and
- b. Amending Combined Development Permit (PLN020332) changing from approximately 20,000 square feet of office space to approximately 22,000 square feet multi-family residential use (15-unit apartment building) on Lot 5 of the LSOP.

Project Location: Laguna Seca Office Park (Lots 1-19), 24491 Citation Court (Lot 5), Monterey, Greater Monterey Peninsula Area Plan.

Proposed CEQA Action: Consider an Addendum together with the Laguna Seca

Office Park FEIR (File No. 80-109, Resolution No. PC-3734)

Jaime Guthrie, Associate Planner presented the project

Applicant Representative: Anthony Lombardo and Ernie Lostrom

Public Comment: John Pfeiffer, Henry Ruhnke,

It was moved by Commissioner Mendoza seconded by Commissioner Duflock to approve staff's recommendation with a modification of the affordable housing requirement to 20% and consider an Addendum together with the Laguna Seca Office Park Final Environmental Impact Report in accordance with the CEQA Guidelines Section 15164; Approve a Use Permit and Amend a previously approved Combined Development Permit.

Substitute motion moved by Commissioner Mendoza seconded by Commissioner Monsalve to approve staff's recommendation as -is and consider an Addendum together with the Laguna Seca Office Park Final Environmental Impact Report in accordance with the CEQA Guidelines Section 15164; Approve a Use Permit and Amend a previously approved Combined Development Permit.

Previous motion withdrawn, it was moved by Commissioner Mendoza seconded by Commissioner Monsalve for a continuance to a date certain of September 9, 2020.

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

OTHER MATTERS

None

DEPARTMENT REPORT

Brandon Swanson, Planning Commission Secretary gave an update on the Customs and Border Protection Agency (CBP) radar tower project down in the south coast of Big Sur that is with the Federal Consistency Determination Unit in San Francisco. They have pushed back their determination date again to October to allow Coastal Commission staff to take a letter to the full Coastal Commission for a discussion on the project.

ADJOURNMENT

The meeting was adjourned at 3:16 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 August 26, 2020