

# **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, March 10, 2021**

**9:00 AM**

### **Monterey County Planning Commission**

*Etna Monsalve, Chair*

*Martha Diehl, Vice Chair*

*Craig Spencer, Secretary*

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

The meeting was called to order by Chair Ambriz at 9:00 a.m.

This meeting was conducted via teleconference using Zoom.

Chair Ambriz announced she will need to depart to another meeting at 1:45 p.m. The Vice Chair, Duflock, will not be able to join today's hearing. Chair Ambriz suggested Commissioner Roberts will then take over today's hearing if it does go past 1:45 p.m.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Monsalve

**ROLL CALL**

Martha Diehl  
Rich Coffelt  
Paul C. Getzelman  
Francisco Javier Mendoza  
Etna Monsalve  
Katharine Daniels  
Ana Ambriz  
Ernesto Gonzalez

Absent:

Melissa Duflock

HCD Services Manager, Craig Spencer, went over the procedures for the Zoom hearing.

**PUBLIC COMMENTS**

None

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

**Commission Clerk, Sophia Magana, informed the Commission of additional correspondence received from the public via e-mail for Agenda Item No. 1 – PLN180515/PLN180516 CVR, correspondence from the public for Agenda Item No. 2 – PLN190352 Kind, correspondence from the public for Agenda Item No. 4 – PLN180362 Eaton, and a memo from staff for Agenda Item No. 3 - PLN190726 Auerbach and Agenda Item No. 4 - PLN180362 Eaton.**

**COMMISSIONER COMMENTS, REQUESTS AND REFERRALS**

**Commissioner Getzelman made a request for staff to schedule the appointment of a cell tower Ad Hoc Committee to a future Agenda. Getzelman indicated the temporary Ad Hoc Committee would make a recommendation to the Planning Commission regarding cell tower design criteria in rural areas.**

**9:00 A.M. – SCHEDULED MATTERS****1. PLN180515 & PLN180516 - CVR HSGE LLC (CARMEL VALLEY RANCH)**

Public hearing to consider approving:

- a. A three year extension (until March 9, 2022), of an approved Vesting Tentative Map consisting of a standard subdivision converting 144 hotel units to individually owned condominium units. (“Condominium subdivision” (PLN180515)) [Original File No. PLN060360; previously extended under File No. PLN150752]; and
- b. An amendment and three year extension (until March 9, 2022), of an approved Combined Development Permit, including a Vesting Tentative Map for a subdivision of approximately 218 acres into 12 residential lots and 4 open space parcels, development on slopes greater than 30%, and removal of 193 trees for three years. The amendment would add a condition of approval requiring demolition of equestrian facilities prior to recordation of the final map. (“Oakshire/Land Reserve subdivision” (PLN180516) [Original File No. PLN020280; previously extended by under File No. PLN150751]

**Project Location:** 1 Old Ranch Road, Carmel Valley

**CEQA Action:** For the condominiums (PLN180515), consider previously adopted Mitigated Negative Declaration (adopted November 8, 2006); and

For the Oakshire/Land Reserve (PLN180516), consider previously adopted Mitigated Negative Declaration (adopted on July 15, 2007).

**Craig Spencer, HCD Services Manager announced that there was a request to withdraw one portion of this report. PLN180515 (referred to as the condominium) an extension request is not being sought and the tentative map would be allowed to expire, therefore, staff will be asking the Planning Commission to take action only on the Oakshire Land Reserve Subdivision, PLN180516, Exhibit G of the staff report, the resolution.**

**Kenny Taylor, Associate Planner presented this item**

**Applicant/Agent: Anthony Lombardo**

**Public Comment: Pris Walton, Commission Clerk Sophia Magana read into the record two e-mails received from John Cared.**

**It was moved by Commissioner Diehl, seconded by Commissioner Gonzalez and passed by the following vote to certify that the previously adopted Mitigated Negative Declaration has been considered and no new environmental review is required pursuant to section 15162 of the CEQA Guidelines, and approve an amendment and three year extension (until March 9, 2022), to the Combined Development Permit, including a Vesting Tentative Map for the Oakshire Subdivision, as modified to include a new condition of approval requiring removal of the equestrian facilities prior to the filing of a final subdivision map.**

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

**NOES: None**

**ABSENT: Duflock**

**ABSTAIN: None**

**2. PLN190352 - KIND REAL ESTATE LLC**

Public hearing to consider a Use Permit for the demolition of 272,659 square feet of greenhouse (equating to 81.06% of existing coverage) and construction of 215,540 square feet of greenhouse for a total building site coverage of 57.63%, in excess of the 50% maximum coverage allowed in the Farmlands Zoning District. There is an existing permitted commercial cannabis use at the site and the greenhouse replacement would not change that use.

**Project Location:** 2346 Alisal Rd, Salinas, CA 93908

**Proposed CEQA Action:** Categorical Exemption per Section 15302 of the California Environmental Quality Act (CEQA) Guidelines.

**Michelle Huang, Assistant Planner presented this item**

**Applicant: Jesus Burrola**

**Project Architect: Lino Belli**

**Public Comment: None**

**It was moved by Commissioner Daniels, seconded by Commissioner Mendoza and passed by the following vote finding that the project qualifies as a Class 2 Categorical Exemption per Section 15302 of the CEQA Guidelines and approving the use permit, as modified to add an indemnification condition of approval, making five conditions instead of four.**

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

**NOES:** None

**ABSENT:** Duflock

**ABSTAIN:** None

**3. PLN190276 - AUERBACH**

Public hearing to consider construction of a 5,024 square foot single-family dwelling with an attached 564 square foot garage and associated site infrastructure; construction of a 425 square foot detached guesthouse; removal of 9 trees (Monterey pine); development on slopes exceeding 30 percent and within 100 feet of environmentally sensitive habitat area; and after-the-fact vegetation removal within the footprint area of proposed development.

**Project Location:** 2700 Red Wolf Drive, Carmel, Carmel Area Land Use Plan, Coastal Zone

**Proposed CEQA Action:** Consider and adopt a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Plan.

**Joe Sidor, Associate Planner presented this item**

**Agent: Mary Ann Schicketanz**

**Public Comment: None**

**It was moved by Commissioner Diehl, seconded by Commissioner Daniels and passed by the following vote to adopt a mitigated declaration and supporting mitigation monitoring and reporting plan prepared for the project, and approve the project as modified.**

**The modifications included a revision to finding no. 10, as outlined in the staff memo and indication that the building height is 21 feet above average natural grade (Page 3 finding 1 evidence G). Furthermore, the resolution was modified to indicate 2,700 square feet of reductions in impacts to Central Maritime Chaparral (Finding 4 evidence Q). In Finding 9 evidence E the reduction of the structural envelope was revised to 1,000 square feet rather than 200 square feet.**

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

**NOES:** None

**ABSENT:** Duflock

**ABSTAIN:** None

**4. PLN180362 - EATON, ROBERT W (AT&T MOBILITY)**

Continued from November 18, 2020: Public hearing to consider construction of a 60-foot high monopole and 527 sq. ft. equipment enclosure for installation of a wireless telecommunication facility.

**Project Location:** 37501 Tassajara Road, Carmel Valley, Cachagua Area Plan

**Proposed CEQA Action:** Negative Declaration.

**Jaime Guthrie, Associate Planner presented this item**

**Applicants Agent: Tom Johnson**

**Public Comment: Dr. Bettye Saxon, Walt Koenig, Michael Caddell, Janis Dickinson, Tony Keppelman, Carol Kuzdenyi**

**It was moved by Commissioner Coffelt, seconded by Commissioner Mendoza and passed by the following vote adopting a Mitigated Negative Declaration and approving a use permit and design approval to allow a maximum 60-foot monopine tower with its supporting communication facilities.**

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

**NOES: Daniels, Roberts, Getzelman, Monsalve**

**ABSENT: Duflock**

**ABSTAIN: None**

#### **OTHER MATTERS**

- 5.**
  - a. Appoint Steven McMurtrie to the Toro Land Use Advisory Committee
  - b. Appoint Clive Smith to the Carmel Unincorporated/Highlands Land Use Advisory Committee

**a. Appoint Steven McMurtrie to the Toro Land Use Advisory Committee**

**It was moved by Commissioner Roberts, seconded by Commissioner Diehl and passed by the following vote to appoint Steven McMurtrie to the Toro Land Use Advisory Committee**

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

**NOES: None**

**ABSENT: Duflock**

**ABSTAIN: None**

**b. Appoint Clive Smith to the Carmel Unincorporated/Highlands Land Use Advisory Committee**

**It was moved by Commissioner Diehl, seconded by Commissioner Ambriz and**

**passed by the following vote to appoint Clive Smith to the Carmel  
Unincorporated/Highlands Land Use Advisory Committee**

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

**NOES: None**

**ABSENT: Duflock**

**ABSTAIN: None**

**DEPARTMENT REPORT**

**None**

**ADJOURNMENT**

**The meeting was adjourned at 12:52 p.m. by Chair Ambriz**

**APPROVED:**

**/S/ ERIK LUNDQUIST**

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**ERIK LUNDQUIST  
PLANNING COMMISSION SECRETARY**

**ATTEST:**

**BY: *Sophía Magana***

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**SOPHIA MAGANA  
PLANNING COMMISSION CLERK**

**APPROVED ON 06/09/2021**