

County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901



Meeting Minutes - Draft

Wednesday, August 9, 2023

9:00 AM

Monterey County Planning Commission

Etna Monsalve, Chair

Martha Diehl, Vice Chair

Melanie Beretti, Secretary

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Monsalve at 9:05 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Daniels.

ROLL CALL

Present:

**Christine Shaw
Etna Monsalve
Katherine Daniels
Paul Getzelman
Ben Work
Francisco Mendoza
Ramon Gomez**

Absent:

**Ernesto Gonzalez
Amy Roberts
Martha Diehl**

Secretary Craig Spencer reviewed the Zoom protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk, Elizabeth Vasquez, informed the Commission of documents distributed on the dais which includes public correspondence received for agenda item no. 5 – Consider Adoption of Commission Rules for the Transaction of Business.

COMMISSIONER COMMENTS AND REQUESTS

Commissioner Shaw asked for an update as to when the Special Joint meeting of the Planning Commissions and the Land Use Advisory Committees (LUACs) would take place. Secretary Spencer informed the Commission that the joint meeting between the Planning Commission and the LUACs is scheduled for October of this year.

REFERRALS AND OTHER MATTERS

1. PLANNING COMMISSION REFERRALS

Secretary Spencer informed the Commission that referral item number 22.4 is scheduled before the Commission today and that referral item number 22.7 will be scheduled for the next meeting.

APPROVAL CONSENT CALENDAR

2. Appoint Tamara Schwartz to the Toro Land Use Advisory Committee.
3. Approval of the April 12, 2023 Planning Commission Meeting Minutes.

It was moved by Commissioner Gomez, seconded by Commissioner Mendoza and passed by the following vote to approve the Consent Calendar as presented, which includes appointing Tamara Schwartz to the Toro Land Use Advisory Committee and the approval of the April 12, 2023 Planning Commission Meeting Minutes.

AYES: Shaw, Monsalve, Daniels, Work, Getzelman, Mendoza, Gomez

NOES: None

ABSENT: Gonzalez, Diehl, Roberts

ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

4. **PLN200077 - VIBE INVESTMENTS LLC (FORMERLY OMICTIN RICO CALUBAG & GELDA CABASAG)**

Public hearing to consider an establishment of a commercial cannabis operation consisting of demolition of 232,986 square feet of existing greenhouse structures and construction of a 259,852 square foot greenhouse for cannabis cultivation, nursery, self-processing, third-party processing, non-volatile manufacturing and distribution; and to exceed the maximum allowed building site coverage from 50% to 59.6%.

Project Location: 22745 Fuji Lane, Salinas, Salinas, CA 93908

Proposed CEQA action: Adopt the Vibe Investments LLC Cannabis Cultivation Project Initial Study/Negative Declaration (IS/ND) (State Clearinghouse Number 2023060100, HCD-Planning File No. PLN200077), pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074

Kayla Nelson, Project Planner, presented the project.

Applicant's Representative: Joey Espinoza

Public Comment: Margie Kay

It was moved by Commissioner Getzelman, seconded by Commissioner Mendoza and passed by the following vote to adopt the Vibe Investments LLC Cannabis Cultivation Project Initial Study/Negative Declaration (IS/ND), (State Clearinghouse Number 2023060100, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074; and 2) Approving a Combined Development Permit

consisting of an Administrative Permit to allow the demolition of 232,986 square feet of existing greenhouse structures, and the reconstruction of 259,852 square feet of greenhouse structures for cannabis cultivation (approximately 155,254 square feet of canopy), nursery, self-processing, third-party processing, non-volatile manufacturing, and distribution; and a Use Permit to exceed the maximum allowed building site coverage of 50% to 59.6%.

AYES: Shaw, Monsalve, Daniels, Work, Getzelman, Mendoza, Gomez

NOES: None

ABSENT: Gonzalez, Diehl, Roberts

ABSTAIN: None

The Planning Commission recessed for a break at 10:01 a.m. and resumed at 10:07 a.m.

5. Consider adoption of modifications to the Monterey County Planning Commission Rules for the Transaction of Business, and provide direction to staff as appropriate.

Kelly Donlon, County Counsel, presented the item.

Public Comment: None

It was moved by Commissioner Monsalve, seconded by Commissioner Getzelman and passed by the following vote to approve the modifications of the Monterey County Planning Commission Rules for the Transaction of Business as presented by County Counsel.

AYES: Shaw, Monsalve, Daniels, Work, Getzelman, Mendoza, Gomez

NOES: None

ABSENT: Gonzalez, Diehl, Roberts

ABSTAIN: None

DEPARTMENT REPORT

Secretary Spencer informed the Commission of future items going before the Board of Supervisor on the noise ordinance, housing management, and penalties and procedures for impacts of Historic Resources by a property owner.

Commission Clerk, Sophia Magana, and County Counsel, Kelly Donlon, informed the Commission that we are no longer monitoring the Planning Commission public comment box during the Planning Commission meeting due to holding the hybrid meetings. to returning to in-person meetings.

ADJOURNMENT

The meeting was adjourned by Chair Monsalve at 10:32 a.m.

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