

County of Monterey

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



Meeting Minutes - Draft

Wednesday, January 8, 2025

9:00 AM

Para interpretación en español, haga clic aquí:

<https://attend.wordly.ai/join/THCT-8529>

Monterey County Planning Commission

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Diehl at 9:11 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Shaw.

ROLL CALL

Present:

Christine Shaw

Paul C. Getzelman

Francisco Javier Mendoza

Ben Work

Ramon Gomez arrived at 9:10 a.m.

Martha Diehl

Jessica Hartzell

Absent:

Amy Roberts

Etna Monsalve

Ernesto Gonzalez

Secretary Beretti reviewed the Zoom Protocols.

Clerk McDougal reviewed the Wordly Interpretation Services Protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Navarro informed the Commission of additional correspondence, which was received and distributed for a non-agenda item, Agenda Item No.3 – REF220020 – GENERAL PLAN HOUSING ELEMENT SIXTH CYCLE UPDATE & Agenda Item No.4 - PLN210306 – CARMEL SELF STORAGE LLC.

COMMISSIONER COMMENTS AND REQUESTS

None

APPROVAL OF CONSENT CALENDAR

1. APPOINT JOHN GRIGSBY TO THE BIG SUR LAND USE ADVISORY COMMITTEE
- 1.1 APPROVAL OF THE OCTOBER 30, 2024 AND NOVEMBER 13, 2024 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.

AYES: Shaw, Getzelman, Mendoza, Work, Gomez, Diehl Hartzell

NOES: None

ABSENT: Roberts, Gonzalez, Monsalve

ABSTAIN: None

The Chair requested to hear Agenda Item No. 4 prior to Agenda Item No. 2.

REFERRALS

2. REFERRAL 22.2(B) - 2010 GENERAL PLAN COMMUNITY PLAN AND COASTAL LAND USE PLAN UPDATES

a. Consider receiving an update from staff for all Community Areas designated in the 2010 General Plan and the Coastal Land Use Plans updates.

b. Provide direction to staff.

Project Location: County Wide (Unincorporated Inland and Coastal Areas);

Proposed CEQA action: Statutory Exemption pursuant to Section 15262 of the CEQA.

Edgar Sanchez, Project Planner presented the item.

Public Comment: None

No Motion required, the Commission received the update and provided direction to Staff.

The Commission recessed at 9:35 a.m. and returned at 9:38 a.m.

3. REF220020 - GENERAL PLAN HOUSING ELEMENT SIXTH CYCLE UPDATE

Receive a status report of the draft Sixth Cycle Housing Element and provide direction to staff.

Project Location: Unincorporated County of Monterey

Proposed CEQA Action: Statutory exemption pursuant to Section 15262 of the California Environmental Quality Act ("CEQA") Guidelines.

Melanie Beretti, Chief of Planning presented the item.

Public Comment: Thomas Jaimison, Diane Hannigton, Andrew Hufferluk, Steven Thayer, James Washington, Randy Hamilton, Glenn, Lisa Villafranca, Michael Hoppe, Robert Behl

The Commission recessed at 10:44 am and returned at 10:53 a.m.

No Motion required, the Commission received the update and provided direction to Staff.

9:00 A.M. – SCHEDULED MATTERS**4. PLN210306 - CARMEL SELF STORAGE INVESTMENTS LLC**

Continued from October 30, 2024 - public hearing to consider construction of an 71,540 square foot two-story self-storage facility with an office and bathroom (5 buildings), removal of one Oak tree, and associated drainage, driveway, and fencing improvements partially within 200 feet of the Carmel River floodplain.

Project Location: Terminus of Center Street near corner with Berwick, Carmel Valley, Carmel Valley Master Plan

Proposed CEQA action: Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines

Mary Israel, Project Planner presented the request for continuance.

Applicant Representative: Gail Hatter

Public Comment: Paola Berthoin, Tracie Coffman, Darryl Kenyon

It was moved by Commissioner Mendoza, seconded by Commission Getzelman and passed by the following vote to continue the hearing on this item to a date certain of February 26, 2025.

AYES: Shaw, Getzelman, Mendoza, Work, Gomez, Diehl Hartzell

NOES: None

ABSENT: Roberts, Gonzalez, Monsalve

ABSTAIN: None

5. PLN210174 - MYHRE ARVID J TR ET AL (AERA ENERGY LLC/CALIFORNIA RESOURCES CORPORATION)

Continued from November 13, 2024 - Public hearing to consider construction of an approximately 35.5-acre 11 megawatt alternating current solar photovoltaic facility and associated site improvements including development on slopes exceeding 25 percent.

Project Location: 66880 Sargents Road, San Ardo.

Proposed CEQA Action: Consider and adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074.

Continued from November 13, 2024 Public hearing to consider construction of an approximately 35.5 acre 11 megawatt alternating current solar photovoltaic facility and associated site improvements including development on slopes exceeding 25 percent.

Project Location: 66880 Sargents Road, San Ardo.

Proposed CEQA Action: Consider and adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074.

Anna Ginette Quenga, Project Planner presented the request for continuance.

Applicant Representative: Andrew Cochrane

Public Comment: None

It was moved by Commissioner Getzelman, seconded by Commission Work and passed by the following vote to adopt a Negative Declaration pursuant to Section 15074 of the CEQA Guidelines; approve a General Development Plan and Combined Development Permit consisting of a Use Permit to allow construction of an approximately 35.5-acre 11 megawatt alternating current solar photovoltaic facility and associated site improvements; and a Use Permit to allow development on slopes exceeding 25 percent; and adopt a Condition Compliance Reporting Plan.

AYES: Shaw, Getzelman, Mendoza, Work, Gomez, Diehl

NOES: None

ABSENT: Roberts, Gonzalez, Monsalve

ABSTAIN: Hartzell

OTHER MATTERS

None

DEPARTMENT REPORT

Secretary Beretti welcomed the new Planning Commissioner, Jessica Hartzell.

Secretary Beretti informed the Commission that the Clerk of the Board received an appeal of the Planning Commission's approval of the of the Red Barn (PLN140602) approval.

Secretary Beretti informed the Commission of the Special Joint Planning Commission and Land Use Advisory Committee meeting at 1:30 p.m. on January 29, 2025.

Secretary Beretti informed the Commission of the County wide hiring freeze and that HCD received approval to hire for three exempt positions.

Secretary Beretti informed the Commission that Anna Ginette Quenga accepted a position outside of the County and her last day with the County of Monterey will be January 28, 2025.

ADJOURNMENT

The meeting was adjourned by Chair Diehl at 11:38 a.m.