Monterey County

Monterey County Planning Commission
Monterey County Government Center - Board of Supervisors Chambers
168 W. Alisal St.
Salinas, CA 93901

Meeting Agenda - Final

Wednesday, January 10, 2018
9:00 AM

Monterey County Planning Commission

Keith Vandevere, Chair
Melissa Duflock, Vice-Chair
Jacqueline R. Onciano, Secretary
The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Planning Commission’s alternative actions on any matter before it.

BREAKS will be taken approximately at 10:15 a.m. and 3:00 p.m.

DOCUMENT DISTRIBUTION: Documents relating to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting are available for public inspection at the front counter of the Resource Management Agency, Monterey County Government Center – Schilling Campus, 1441 Schilling Place – South, 2nd Floor, Salinas, CA. Documents distributed by County staff at the meeting of the Planning Commission will be available at the meeting.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the Monterey County Resource Management Agency at (831) 755-5025.

All documents submitted by the public on the day of the hearing should have no fewer than 16 copies.

The Planning Commission Clerk must receive all materials for the agenda packet by noon on the Tuesday one week prior to the Wednesday Planning Commission meeting in order for the materials to be included in the agenda packet distributed in advance to the Commission.
NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

9:00 A.M. – CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Ana Ambriz                Cosme Padilla
Martha Diehl               Amy Roberts
Melissa Duflock          Keith Vandevere
Paul C. Getzelman      Jon Wizard
Jose Mendez

PUBLIC COMMENTS

This is a time set aside for the public to comment on a matter that is not on the agenda.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Commission Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Planning Commission as provided in Sections 54954.2 of the California Government Code.

APPROVAL OF MINUTES

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

This is a time set aside for the Commissioners to comment, request, or refer a matter that is on or not on the agenda.

9:00 A.M. – SCHEDULED MATTERS

1. MONTEREY COUNTY PLANNING COMMISSION NOMINATION COMMITTEE
   Chair to appoint Nomination Committee to provide nominations for 2018 Planning Commission Chair and Vice-Chair.

2. PLN1160801 - TOP INDUSTRIES
   Public hearing to consider allowing commercial cannabis activities including mixed-light cultivation, non-volatile manufacturing, and nursery operations within existing greenhouses/buildings in the Farmlands Zoning (F/40) District.
   Project Location: 145 Zabala Road, Salinas, Greater Salinas Area Plan
   Proposed CEQA action: Categorically Exempt per Section 15301 of the CEQA Guidelines
3. **PLN1160818 - TIN HOUSE PARTNERS, LLC./CYPRESS MANUFACTURING**

Public hearing to consider allowing commercial cannabis activities including mixed-light cultivation and nursery operations within existing greenhouses in the Farmlands Zoning (F/40) District.

**Project Location:** 139 Zabala Road, Salinas, Greater Salinas Area Plan

**Proposed CEQA action:** Categorically Exempt per Section 15301 of the CEQA Guidelines

**Attachments:**
- Staff Report
- Exhibit A - Draft Resolution
- Exhibit B - Vicinity Map

4. **PLN170093 - SALVATORE PALMA (HIGHER LEVEL CARE)**

Public hearing to consider allowing a commercial cannabis retailer use at 10665 Merritt Street, Castroville.

**Project Location:** 10665 Merritt Street, Castroville, Castroville Community Plan Area (APN: 030-161-008-000)

**Proposed CEQA action:** Categorically Exempt per Class 3, Section 15303 of the CEQA Guidelines

**Attachments:**
- Staff Report
- Exhibit A - Vicinity Map
- Exhibit B - Discussion
- Exhibit C - Draft Resolution

5. **PLN170145 - TOMLINSON SISTERS PARTNERSHIP/MONTEREY NATURALS**

Public hearing to consider allowing a cannabis retailer within an existing commercial building in a Light Commercial Zoning District.

**Project Location:** 19 San Juan Road, Pajaro/Royal Oaks Community, North County Area Plan (APN:117-362-001-000)

**Proposed CEQA action:** Categorically Exempt per Section 15303 of the CEQA Guidelines
1:30 P.M. – SCHEDULED MATTERS

6. REF130043 SHORT-TERM RENTAL ORDINANCES
   a. Conduct a public workshop to obtain input on developing regulations of short-term rentals for overnight accommodations in residential areas in the unincorporated area of the Big Sur Land Use Plan Area;
   b. Provide direction to staff relative to draft regulations and process.

Proposed CEQA Action: CEQA review to be conducted based on regulations developed.

Attachments: Staff Report
Exhibit A - Vicinity Map
Exhibit B - Discussion
Exhibit C - North County LUAC Minutes
Exhibit D - Draft Resolution
Exhibit E - Previously approved General Development Plan

OTHER MATTERS

DEPARTMENT REPORT

7. Discuss potential for creating a Consent Agenda for Cannabis Use Permits.

ADJOURNMENT