

# Monterey County

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



## Meeting Minutes - Draft

Wednesday, August 24, 2022

9:00 AM

### Monterey County Planning Commission

*Francisco Mendoza, Chair*

*Etna Monsalve, Vice Chair*

*Craig Spencer, Secretary*

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

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

This meeting was conducted via teleconference using Zoom.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Getzelman

**ROLL CALL**

- Nathalia Carrillo
- Rich Coffelt
- Katharine Daniels
- Martha Diehl
- Paul C. Getzelman
- Ernesto G. Gonzalez
- Etna Monsalve
- Amy Roberts
- Ben Work
- Francisco Javier Mendoza

**Absent:**  
None

Planning Commission Secretary Craig Spencer went over the procedures for the Zoom hearing.

**PUBLIC COMMENTS**

None

**COMMISSIONER COMMENTS AND REQUESTS**

Commissioner Diehl recognized the traffic Car Week brings and the efforts of all concerned that has seemed to have made a big difference in reduce congestion and thanked those involved with making a difference.

Commissioner Daniels requested an update on the work being done by the Salinas Valley Basin Groundwater Sustainability Agency (GSA). Secretary, Craig Spencer stated that this can be added to the list of referral items.

**APPROVAL OF CONSENT CALENDAR**

1. Adopt finding, pursuant to AB 361 and in order for the Planning Commission to continue to meet remotely, that the COVID-19 pandemic state of emergency declared by Governor Newsom is still in effect; that the Planning Commission has reconsidered the circumstances of the state of emergency; and that the Monterey County Health Officer continues to recommend social distancing measures for

meetings of legislative bodies.

**Proposed CEQA action:** Not a project pursuant to CEQA Guidelines section 15378(b)(5)

2. Approval of the July 13, 2022 Planning Commission Meeting Minutes.
3.
  - a. Appoint Charles Moreland to the Carmel Highlands Land Use Advisory Committee.
  - b. Acknowledge the resignation of Don Bonsper from the Cachagua Land Use Advisory Committee.
  - c. Acknowledge the resignation of John Anzini from the Carmel Valley Land Use Advisory Committee.
  - d. Acknowledge the resignation of Ron Vandergrift from the Toro Land Use Advisory Committee.

**Chair Mendoza asked if anyone on the Commission would like to pull an item from the Consent Calendar for discussion or a separate vote.**

**Commissioner Diehl questioned whether Consent item No. 3 should be pulled to allow recognition of the member's service on the Land Use Advisory Committees. The Commission decided to keep Consent Item No. 3 on Consent but direct staff to send out a letter of thanks to the LUAC members for their service.**

**No Commissioners requested to pull an item.**

**Chair Mendoza asked if anyone in the public would like to pull an item from the Consent Calendar.**

**No members of the public requested to pull an item.**

**It was moved by Commissioner Daniels, seconded by Commissioner Diehl and passed by the following vote to approve all items on the Consent Calendar.**

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

**NOES: None**

**ABSENT: None**

**ABSTAIN: None**

#### **AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

**Commission Clerk Sophia Magana informed the Commission of correspondence received from the public for Agenda Item No. 4 – PLN210191 Davis and PLN210167 – Domain Corporation (Ferrini Ranch Subdivision) distributed via email.**

**9:00 A.M. – SCHEDULED MATTERS****4. PLN210191 - DAVIS KELLY TR**

Public hearing to consider construction of a 3,646 square foot single family dwelling, a 476 square foot attached garage, a 344 square foot guesthouse over a 398 square foot storage area (attached to the main dwelling by trellis), and associated site improvement including the allowance of less than 120 square feet of development on slopes exceeding 30% and removal of 10 non-native trees.

**Project Location:** 1458 Riata Road, Pebble Beach, Del Monte Forest Land Use Plan

**Proposed CEQA Action:** Find that the disapproval of the project is Statutorily Exempt from the California Environmental Quality Act per Section 15270 of the Guidelines.

**Fionna Jensen, Project Planner presented this item.**

**Applicants Representative – Anthony Lombardo  
Architect – Laura Jensen**

**PUBLIC COMMENTS**

**David Stocker**

**It was moved by Commissioner Diehl, seconded by Commissioner Getzelman and passed by the following vote to continue the hearing on this item to a date certain of September 14, 2022 with direction to return with the necessary findings for approval of the project and a suggestion that staff return at a later date with a building site coverage interruption for its consideration as an interim measure to a Zoning Code amendment that may provide flexibility for accessory structures to exceed the allowable building site coverage.**

**AYES: Roberts, Gonzalez, Mendoza, Coffelt, Getzelman, Diehl, Work, Carrillo, Daniels**

**NOES: None**

**ABSENT: Monsalve**

**ABSTAIN: None**

**The Commission recessed for break at 10:25 and resumed at 10:35am.**

**Roll Call after break – All Commissioners present except for Commissioner Monsalve**

**Commissioner Daniels left the Commission at 10:45am.**

**5. PLN210167 - DOMAIN CORPORATION (FERRINI RANCH SUBDIVISION)**

Continued from July 13, 2022 - Consideration of a request for a 6 year extension to the expiration of the Domain Corporation (Ferrini Ranch Subdivision) project, which would extend the Combined Development Permit and Vesting Tentative Map through March 17, 2029.

**Project Location:** 715 Monterey Salinas Highway, Salinas, CA

**Proposed CEQA Action:** Consider Previously Certified Environmental Impact Report (EIR).

**Kenny Taylor, Project Planner presented this item.**

**Anthony Lombardo – Applicants Representative**

**PUBLIC COMMENTS**

None

**It was moved by Commissioner Diehl, seconded by Commissioner Roberts and passed by the following vote to approve the map extension for three years.**

**AYES: Roberts, Gonzalez, Mendoza, Coffelt, Getzelman, Diehl, Work, Carrillo**

**NOES: None**

**ABSENT: Daniels**

**ABSTAIN: Monsalve**

**OTHER MATTERS****6. PLANNING COMMISSION REFERRALS**

**Craig Spencer stated that the request for a presentation from the GSA on its work would be added to the referral matrix per Commissioner Daniel's request.**

**DEPARTMENT REPORT**

**Erik Lundquist, Director of HCD gave an update on a few items that the Board of Supervisors recently considered on August 23, 2022. He stated that he presented an item regarding the existing Special Events. He indicated that the Board of Supervisors supported enhancements and gave the direction to report back to the Board on the establishment of a processing fee.**

**Erik Lundquist and Assistant County Counsel Kelly Donlon gave an update on a cannabis tax item that went before the Board, regarding waiver of penalties and interest of last fiscal year.**

**Craig Spencer informed the Commission that we will be sending out a doodle poll for an evening meeting for a couple of projects that will be coming before the Commission in the upcoming meetings.**

**ADJOURNMENT**

The meeting was adjourned at 11:11am by Chair Mendoza.

**APPROVED:**

\_\_\_\_\_  
**CRAIG SPENCER**  
**PLANNING COMMISSION SECRETARY**

**ATTEST:**

**BY:** \_\_\_\_\_  
**SOPHIA MAGANA**  
**PLANNING COMMISSION CLERK**

**APPROVED ON** \_\_\_\_\_