

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, July 13, 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 Vice Chair Monsalve at 9:00 a.m.

The meeting was conducted via teleconference using Zoom.

ROLL CALL

Present:

- Richard Coffelt**
- Martha Diehl**
- Etna Monsalve**
- Paul C. Getzelman**
- Ernesto G. Gonzalez**
- Katharine Daniels**
- Ben Work**
- Nathalia Carrillo**

Absent:

- Francisco Javier Mendoza**
- Amy Roberts**

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was let by Commissioner Work.

Acting Planning Commission Secretary Anna Quenga went over the procedures for the Zoom hearing.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk, Melissa McDougal informed the Commission of additional correspondence received from the public related to Agenda Item No. 1 - PLN210167 – Ferrini Ranch, which was emailed on July 11, 2022, and additional correspondence received from the public for Agenda Item No. 4.

COMMISSIONER COMMENTS AND REQUESTS

Commissioner Daniels requested to hear agenda Item Number 4 before agenda Item Number 3 and Vice Chair Monsalve agreed to this change.

APPROVAL/ACCEPTANCE OF MINUTES

- A. Approval of the May 25, 2022 Planning Commission meeting minutes.

[MIN 22-069](#)

It was moved by Commissioner Daniels and seconded by Commissioner Coffelt and passed by the following vote to accept the Monterey County

Planning Commission Meeting Minutes of May 25, 2022.

AYES: Getzelman, Daniels, Gonzalez, Coffelt, Diehl, Ambriz, Carrillo, Work

NOES: None

ABSENT: Mendoza, Roberts

ABSTAIN: Monsalve

9:00 A.M. – SCHEDULED MATTERS

**1. PLN210167 - DOMAIN CORPORATION (FERRINI RANCH [PC 22-062](#)
SUBDIVISION)**

Grant an extension to the expiration of the Combined Development Permit for the Domain Corporation (Ferrini Ranch Subdivision) project, extending the Vesting Tentative Map through March 17, 2029. The Combined Development Permit consists of a Vesting Tentative Map to create 185 residential lots, a Use Permit for the removal of 921 trees, and a Use Permit to allow development on slopes in excess of 30 percent.

Project Location: 715 Monterey Salinas Highway, Salinas, CA

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

Kenny Taylor, Project Planner presented the item.

The Commission discussed the need for additional information and clarification, as well as their concerns regarding overdraft of the Salinas Valley Groundwater Basin.

Applicant Agent: Tony Lombardo

Public Comment: None

It was moved by Commission Diehl and seconded by Commissioner Daniels and passed by the following vote to continue the hearing to the August 24, 2022 Planning Commission meeting to allow additional time for staff to provide further analysis to support the required findings and to provide additional information related to any change of circumstances resulting from the Sustainable Groundwater Management Act (SGMA):

AYES: Getzelman, Daniels, Monsalve, Gonzalez, Coffelt, Diehl, Work, Carrillo

NOES: None

ABSENT: Mendoza, Roberts

ABSTAIN: None

OTHER MATTERS**2. PLANNING COMMISSION REFERRALS**[PC 22-059](#)

Erik V. Lundquist, HCD Director informed the Commission that the referral list included in the packet and online did not include the complete list of referrals and shared an updated referral list.

3. PC Referral No. 22.4 - Receive and provide direction regarding the Monterey County Planning Commission Rules for the Transaction of Business.[PC 22-060](#)

Erik V. Lundquist, HCD Director presented the item.

Commissioner Getzelman requested that Staff add the language that the majority vote of those Commissioners present and not of those that are appointed. Kelly Donlon, County Counsel stated that this may also include that those Commissioners that abstain also not be part of the vote.

Commissioner Diehl requested that Staff investigate allowance of a Consent Agenda.

Commissioner Daniels and Commissioner Diehl requested that Staff clarify and update Rule 10.1 regarding the unbreakable tie vote.

Commission Coffelt requested that Staff consider adding the specification of a time of year to Rule 13, regarding the Commissioners annual review of the Rules.

Public Comment: Margie Kay

Commissioner Diehl requested that Staff provide minor edits and policy edits separately to allow for the minor edits to be allow for approval by the Commission on the minor updates and allow for more time to discuss policy edits.

It was moved by Commissioner Diehl and seconded by Commissioner Getzelman and passed by the following vote to direct staff to make the edits and come back to the Planning Commission to discuss.

AYES: Getzelman, Daniels, Monsalve, Gonzalez, Coffelt, Diehl, Work, Carrillo

NOES: None

ABSENT: Mendoza, Roberts

ABSTAIN: None

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4. PC Referral No. 22.5 - Receive an update on the enforcement of existing transient use of residential properties regulations.

[PC 22-061](#)

Erik V. Lundquist, HCD Director and Kelly Donlon, County Counsel provided an update on the item.

Commissioner Diehl requested clarification regarding item 4 of the estoppel letter and requested a clarification letter be sent.

Erik V. Lindquist, HCD Director clarified that the County will still be enforcing the STR Ordinance.

Commissioner Daniels requested a clarification letter and clarified that STR's are not allowed in the Coastal Zone.

Public Comment: Steve Beck and Kamlesh Parikh

The Commission requested to be informed of any additional updates and accepted the report.

DEPARTMENT REPORT

Erik V. Lundquist informed the Commission of the Board of Supervisors adoption an update to the Noise Control Ordinance.

Erik V. Lundquist informed the Commission that the Special Event Program will be going before the Board of Supervisors for review at an upcoming meeting.

Erik V. Lundquist informed the Commission of the current recruitments for new Assistant Planners.

ADJOURNMENT

The meeting was adjourned at 10:40 by Vice-Chair Monsalve.