

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, June 8, 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 Coffelt

ROLL CALL

Present:

Amy Roberts

Martha Diehl

Rich Coffelt

Paul C. Getzelman

Ernesto G. Gonzalez

Francisco Javier Mendoza

Etna Monsalve

Ben Work

Nathalia Carrillo

Absent:

Katharine Daniels

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Sophia Magana informed the Commission of correspondence received from the public, distributed via email for Agenda Item No.4 - PLN210192 – 1152 SpyGlass Hill Road LLC and Agenda Item No. 3 – PLN200118 – 156 Interchange Roundabouts Castroville.

COMMISSIONER COMMENTS AND REQUESTS

Commissioner Roberts requested for staff to indicate on future staff reports a general statement the reason a project was continued from a previous hearing.

Commissioner Diehl provided an update on the Big Sur Land Use Plan progress.

9:00 A.M. – SCHEDULED MATTERS

1. Consider 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)

Kelly Donlon, County Counsel presented this item.

Public Comment: None

It was moved by Commissioner Roberts, seconded by Commissioner Getzelman and passed by the following vote to make the findings pursuant to AB361 allowing the Planning Commission to continue to meet remotely.

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

NOES: None

ABSENT: Daniels

ABSTAIN: None

2. **PLN210180 - MCINTOSH CLIFTON H AND MCINTOSH LEONARD H AND AHST 211 LLC**

Construction of 76 apartment units, consisting of 4 studios, 23 1-bedroom units, 43 2-bedroom units, and 6 3-bedroom units, and removal of 83 protected coast live oak trees, including 10 landmark trees.

Project Location: 24471, 24491, 24511, & 24531 Citation Ct. Monterey, Ca (Assessor's Parcel Number 173-121-004-000, 173-121-005-000, 173-121-023-000, 173-121-026-000), Greater Monterey Peninsula Area Plan

Proposed CEQA Action: Consider a previously Certified EIR for the Laguna Seca Office Park as modified by addendums.

Phil Angelo, Planner requested a continuance on this item.

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Mendoza and passed by the following vote to continue the hearing to a date certain of June 29, 2022 in order for staff to have additional time to prepare findings and evidence for the Planning Commission's consideration.

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

NOES: None

ABSENT: Daniels

ABSTAIN None

**3. PLN200118 - CALTRANS STATE ROUTE 156 INTERCHANGE ROUNDABOUTS
CASTROVILLE**

Public hearing to consider a Coastal Development Permit allowing the construction of three roundabouts to replace the existing Castroville Boulevard signalized intersection. Two of the three roundabouts will connect Highway 156 with Castroville Boulevard, just east of the existing intersection, by adding eastbound and westbound off ramps leading to a roundabout (on the north of the highway for westbound traffic and south side of the highway for eastbound traffic). Roundabouts will be connected by a bridge over the highway. The third roundabout will be located near the intersection of Castroville Blvd and Cielo Azul Road. The project will also provide a new Class 1 mixed use bicycle and pedestrian path. The improvements will be located within 100 feet of environmentally sensitive habitat. This hearing was continued from the May 25, 2022, Planning Commission meeting.

Project Location: Highway 156 between Castroville Boulevard (postmile R1.40) and the Moro Cojo Slough Bridge (postmile 1.60).

Proposed CEQA Action: Consider a Final Environmental Impact Report/Environmental Impact Statement (FEIR/EIS) previously certified by the California Department of Transportation for the State Route 156 West Corridor Project on January 31, 2013 (SCH#1999111063).

Anna Quenga, presented the project background, the proposal and requested a continuance of the hearing to the June 29, 2022 Planning Commission meeting.

Applicant Representative: Mitch Dallas, Mike Lew

Public Comment: Margie Kay, Rick Diaz, Barbara Meister

It was moved by Commissioner Diehl seconded by Commissioner Carrillo to continue the hearing on this item to the June 29, 2022 Planning Commission hearing.

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

NOES: None

ABSENT: Daniels

ABSTAIN None

The Commission recessed for lunch at 10:19 a.m. and reconvened at 10:31am

Roll Call after break – All Commissioners present except for Commissioner Daniels

4. PLN210192 - 1152 SPYGLASS HILL RD LLC

Continued from May 25, 2022: Public hearing to consider approving the demolition of an existing 5,737 square foot single family dwelling and construction of a new 4,732 square foot two-story single family dwelling with attached 708 square foot garage, 874 square foot attached accessory dwelling unit in substantially the same location.

Project Location: 1152 Spyglass Hill Road, Pebble Beach, Del Monte Forest Land Use Plan

Proposed CEQA action: Find the project categorically exempt per section 15302 of the CEQA Guidelines.

Kayla Nelson, Project Planner presented this item.

Applicants Representative: Anthony Lombardo

Public Comment: Patrick Regan, Fred Watson, Melanie Yelamanchili

Agenda Item No. 4 – PLN210192 was trailed to the end of the hearing so staff can add additional language in the findings, evidence and conditions that address ESHA.

5. PLN210024 - TILLER

Public hearing to consider approving the construction of a two-story single family dwelling with an attached garage, and removal of 3 Coast Live Oak trees, 3 Monterey Pine trees (all 3 pines are “landmark” trees), and 2 Monterey Cypress trees.

Project Location: 4123 Sunset Lane, Pebble Beach (Assessor's Parcel Number 008-082-015-000), Del Monte Forest Land Use Plan

Proposed CEQA action: Find the project Categorically Exempt per Section 15303 of the CEQA Guidelines

Craig Patton, Project Planner presented this item

Applicants Representative: Andrew Goodwin

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Roberts and passed by the following vote to approve staff’s recommendation and find the project Categorically Exempt per Section 15303 of the CEQA Guidelines and approve the Combined Development Permit. This action in includes the indemnification condition outlined during the hearing.

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

NOES: None

ABSENT: Daniels

ABSTAIN None

The Commission recessed for break at 12:15am and resumed at 12:30 pm

All Commissioners present after break except Commissioner Gonzalez and Daniels.

The Commission resumed with the trailed item, Agenda Item No. 4 - PLN210192

OTHER MATTERS

6. PLANNING COMMISSION REFERRALS

Craig Spencer stated that there were no new referrals or reports on referrals, and we have a list that will be brought before the Commission in the future.

Commissioner Diehl wanted to clarify that on the referral spreadsheet, Referral Item No. 6 addresses the implementation of the 1982 General Plan and seeks to request information related to the 1982 General Plan Update.

Craig Spencer stated that the update would be made to the spreadsheet.

DEPARTMENT REPORT

None

ADJOURNMENT

The meeting was adjourned at 1:00 p.m. by Chair Mendoza.

APPROVED:

CRAIG SPENCER
PLANNING COMMISSION SECRETARY

ATTEST:

BY: _____
SOPHIA MAGANA
PLANNING COMMISSION CLERK

APPROVED ON _____