

# 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 29, 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 Monsalve at 9:00 a.m.

This meeting was conducted via teleconference using Zoom.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Roberts

**ROLL CALL**

**Present:**

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

**Absent:**

Nathalia Carrillo  
Rich Coffelt

**PUBLIC COMMENTS**

None

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

**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.1 PLN210312, PLN210068, PLN210180, PLN040183-AMD 1, PLN200118 and a memo from staff for PLN040183-AMD 1 Paraiso Springs Resort LLC.

**COMMISSIONER COMMENTS AND REQUESTS**

Commissioner Diehl requested to have the recent estopple letter sent by the County Counsel's Office related to short-term rentals be scheduled for discussion at the next Planning Commission meeting.

**APPROVAL/ACCEPTANCE OF MINUTES**

Approval of the April 27, 2022 Planning Commission meeting minutes.

**It was moved by Commissioner Daniels seconded by Commissioner Mendoza**

and passed by the following vote to approve the April 27, 2022 Planning Commission Meeting Minutes.

**AYES:** Daniels, Getzelman, Gonzalez, Mendoza, Monsalve

**NOES:** None

**ABSENT:** Carrillo, Coffelt

**ABSTAIN:** Diehl, Roberts, Work

**9:00 A.M. – SCHEDULED MATTERS**

**1. PLN210312 - RISDEL INC.**

Public hearing to consider allowing the construction of a 19,480 square foot three-level single family dwelling and 390 square foot accessory storage structure, relocation of a full-size tennis court and associated site improvements including 9,250 cubic yards of net export, removal of 14 Coast live oaks, and development on slopes exceeding 25 percent.

**Project Location:** 5477 Covey Court, Carmel (Assessor's Parcel Number 157-171-033-000), Carmel Valley Master Plan

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

**Fionna Jensen, Project Planner presented the project**

**Applicants Representative: Henry Ruhnke**

**Public Comment: Margie Kay**

**Commissioner Daniels requested to have a training session on CEQA exemptions.**

**It was moved by Commissioner Daniels, seconded by Commissioner Diehl and passed by the following vote to continue the hearing on this item to a date certain of July 27, 2022 to allow staff time to provide additional general information as well as the following: 1) add standard Environmental Health Bureau (EHB) condition of approval relating to wells drilled in fractured rock; 2) add non-standard EHB condition of approval relating to limiting the property's water use to 2-acre feet per year; 3) add an Indemnification Agreement; and 4) address the required traffic mitigation fees and whether they are based on the square footage of the development, under CEQA, recognizing that the proposed development's square footage is an unusual circumstance, but the recommended categorical exemption still apply.**

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**AYES:** Roberts, Gonzalez, Mendoza, Daniels, Getzelman, Monsalve, Diehl, Work  
**NOES:** None  
**ABSENT:** Carrillo, Coffelt  
**ABSTAIN:** None

**Commissioner Mendoza has left the Commission at 10:42am.**

**The Commission recessed for break at 10:42am and reconvened at 10:47am**

**Roll Call after break - All Commissioners present except for Commissioner's Carrillo, Mendoza and Coffelt.**

**2. PLN150669-AMD1 - MARTIN WILLIAM H & SIMONA H TRS (FORMERLY NASE WERNER JR. TRUST)**

Public hearing to consider an amendment to a previously approved Combined Development Permit (PLN150669; Planning Commission Resolution No. 17-035) to remove Condition No. 5 which required conveyance of a 21,600 square foot Conservation and Scenic Easement area to the Del Monte Forest Conservancy and recommend the Board of Supervisors terminate the Conservation and Scenic Easement Deed from The Werner Nase, Jr. Trust.

**Project Location:** 1412 Lisbon Lane, Pebble Beach

**Proposed CEQA action:** Consider the previously adopted Mitigated Negative Declaration (MND) for the construction of the Werner Nase Jr. Trust residence (PLN150669) pursuant to Section 15162 of the CEQA Guidelines

**Fionna Jensen, Project Planner presented the project**

**Applicants Representative: Joel Panzer**

**Public Comment: None**

**It was moved by Commissioner Diehl, seconded by Commissioner Getzelman and passed by the following vote to approve staff's recommendation with the addition of a language related to the isolated nature of the plant population.**

**AYES:** Diehl, Getzelman, Daniels, Gonzalez, Work  
**NOES:** Roberts, Monsalve  
**ABSENT:** Carrillo, Mendoza, Coffelt  
**ABSTAIN:** None

**Commissioner Daniels recused herself from PLN210068 Rector (All Saints).**

**3. PLN210068 - RECTOR WARDENS & VESTRYMEN OF ALL SAINTS PARISH**

Public hearing to consider renovation of existing outdoor facilities and construction of two tennis

courts, a soccer field, a running track and outdoor seating areas and play facilities including a 695 sq. ft. pavilion, and associated site improvements including the removal of 12 non-native trees, grading of approximately 5,000 cubic yards of cut & 4,350 cubic yards of fill, traffic and on-site utility upgrades, and development within 200 feet of the Carmel Valley riverbank.

**Project Location:** 8060 Carmel Valley Road, Carmel (Assessor's Parcel Numbers 169-181-057-000), Carmel Valley Master Plan

**Proposed CEQA action:** Categorically Exempt per Section 15314 of the CEQA Guidelines

**Fionna Jensen, Project Planner presented the project**

**Applicant Representative: Scott Fujita**

**Public Comment: Anthony Kastros, Todd Templeman, Michelle Dominguez, Neil Heard, Amy Tomlinson, Allen Dickason,**

**It was moved by Commissioner Diehl seconded by Commissioner Gonzalez to approve staff's recommendation with the following vote:**

**AYES: Roberts, Diehl, Getzelman, Gonzalez, Monsalve, Work**

**NOES: None**

**ABSENT: Carrillo, Coffelt, Mendoza**

**ABSTAIN: Daniels**

**The Commission recessed for lunch at 11:55am and reconvened at 12:40 pm.**

**Roll Call after break - All Commissioners present except for Commissioner's Carrillo, Mendoza, and Coffelt.**

**Commissioner Mendoza has returned to the Commission.**

**4. PLN210180 MCINTOSH CLIFTON H AND MCINTOSH LEONARD H AND AHST 211 LLC**

Public hearing to consider allowing the 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 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 previously prepared Addendums and previously Certified EIR

**Phil Angelo, Project Planner presented the project**

**Applicant Representative: Daniel Archer**

**Public Comment: Margie Kay**

**The Commission recessed for break at 1:35pm and reconvened at 1:41pm**

**It was moved by Commissioner Diehl seconded by Commissioner Daniels to approve Staff's recommendation as amended, which includes a modification of replacement trees to a two-to-one ratio unless forest management states that it will cause overcrowding. In that case, replacement trees will be a one-to-one ration per section 21.2164 of the Monterey Municipal Code.**

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

**NOES: None**

**ABSENT: Carrillo, Coffelt**

**ABSTAIN: None**

**5. PLN040183-AMD1 - PARAISO SPRINGS RESORT LLC**

Public hearing to consider an amendment to an approved Combined Development Permit (PLN040183, PC Resolution No. 19-031) allowing “residential” uses provided that the gross square footage of the residential use does not exceed the gross square footage of the commercial use; amending, clarifying and adding conditions of approval; and extending the project term to 2029.

**Project Location:** 34358 Paraiso Springs Road, Soledad, Central Salinas Valley Area Plan (Assessor’s Parcel Numbers 418-381-021-000, 418-361-004-000, and 418-381-022-000)

**Proposed CEQA Action:** Consider an Addendum together with the Paraiso Springs Resort FEIR (SCH#2005061016; certified by Planning Commission Resolution No. 19-031)

**Mike Novo, Project Planner presented the project**

**Applicant Representative: Anthony Lombardo**

**Public Comment: Nancy Runyon**

**It was moved by Commissioner Getzelman seconded by Commissioner Mendoza to approve the amendments to an approved Combined Development Permit as amended, which includes additional language related to the definition of a resort-residential unit, language revisions in condition 154 regarding the resort-residential units and in-lieu fees and the addition of the language in Finding 1, Evidence L stating a resort-residential structure does not allow permanent residency.**

**AYES: Daniels, Diehl, Getzelman, Mendoza, Roberts, Work, Monsalve**

**NOES: None**

**ABSENT: Carrillo, Coffelt, Gonzalez**

**ABSTAIN: None**

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

Continued from the May 25, 2022 and June 8, 2022 Planning Commission hearing. Public hearing to consider 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.

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

**Proposed CEQA Action:** Consider in the CEQA/NEPA Revalidation Form together 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, Project Planner presented the project**

**Applicant Representative: Mitch Dallas**

**Public Comment: Todd Muck**

**It was moved by Commissioner Getzelman seconded by Commissioner Mendoza to approve the Combined Development Permit, affirm the conclusions as outlined by staff, which includes a modification to Finding 1, Evidence O to include a summary of the Castroville LUAC comments and the modification of condition number 7.**

**AYES: Roberts, Diehl, Getzelman, Gonzalez, Monsalve, Work, Mendoza, Roberts**

**NOES: None**

**ABSENT: Carrillo, Coffelt**

**ABSTAIN: None**

7. 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)

**Public Comment: None**

**It was moved by Commissioner Daniels and seconded by Commissioner Monsalve and passed by the following vote to make the finding pursuant to AB361 in order for the Planning Commission to continue to meet remotely.**

**AYES:** Roberts, Diehl, Getzelman, Gonzalez, Monsalve, Work,  
Mendoza, Roberts  
**NOES:** None  
**ABSENT:** Carrillo, Coffelt  
**ABSTAIN:** None

**OTHER MATTERS**

- 8. Acknowledge Said “Jack” Meheen’s resignation from the Carmel Highlands Land Use Advisory Committee.

**The Commission acknowledged the resignation of Said “Jack” Meheen and a letter of thanks and appreciation will be sent out on behalf of the County.**

- 9. Discuss and provide direction regarding a Commission field trip to the Work Family Guest Ranch in San Miguel, California or other South County locations.

**Erik Lundquist, Director of HCD informed the Commission that Commissioner Work approached him regarding the possibility to meet with the Commission and have a workshop in South County and thought it would also be a good opportunity to get to know the Commissioners through the workshop and discuss any other potential issues in the South County area.**

**The Commission consensus was to consider a workshop.**

- 10. **PLANNING COMMISSION REFERRALS**

**Director of HCD, Erik Lundquist gave a brief introductory update on the referral matrix.**

**Public Comment: None**

**DEPARTMENT REPORT**

**Director of HCD, Erik Lundquist gave an update on two ordinances adopted by the Board of Supervisors on June 21, 2022. One was an Ordinance related to desalinization projects and the other was for the consideration and adoption of revisions to the Noise Control Ordinance.**

**ADJOURNMENT**

**The meeting was adjourned at 4:35 p.m. by Chair Monsalve.**

**APPROVED:**

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**CRAIG SPENCER**

**PLANNING COMMISSION SECRETARY**

**ATTEST:**

**BY:** \_\_\_\_\_

**SOPHIA MAGANA**

**PLANNING COMMISSION CLERK**

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