

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 27, 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

Katharine Daniels

Ben Work

Nathalia Carrillo

Absent:

Etna Monsalve

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Sophia Magana informed the Commission of no agenda additional, deletions or corrections

COMMISSIONER COMMENTS AND REQUESTS

None

Commissioner Monsalve has joined the Commission.

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 Daniels and seconded by Commissioner Mendoza 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: Carrillo, Coffelt, Daniels, Diehl, Getzelman, Gonzalez, Monsalve, Roberts, Work, Mendoza

NOES: None

ABSENT: None

ABSTAIN: None

2. PLN210312 - RISDEL INC.

Continued from June 29, 2022 - 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 this item.

Applicants Representative: Henry Ruhnke

Public Comment: None

The Commission recessed for break at 10:27a.m. and reconvened at 11:00 a.m.

Roll Call after break – All Commissioners present

It was moved by Commissioner Diehl, seconded by Commissioner Daniels to approve staff's recommendation with modifications to finding 7 evidence C, finding 3 and condition 17 to clarify restrictions to water usage and to reflect the possible connection to the public water system in the future, if the well were to fail and the cease and desist order is no longer effective, which passed by the following vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

3. PLN200239 - KRATKY LADA

Public hearing to consider a Lot Line Adjustment between two legal lots of record consisting of Parcel 1 containing 0.77 acres (APN 009-312-031-000) and Parcel 2 containing 0.60 acres (APN 009-312-032-000), resulting in two legal lots of approximately 0.89 acres [Adjusted Parcel 1] and 0.48 acres [Adjusted Parcel 2], respectively.

Project Location: The properties are located at 26229 Atherton Place (Parcel 1) and 26235 Atherton Place (Parcel 2), Carmel, Carmel Area Land Use Plan, Coastal Zone.

Proposed CEQA Action: Find the project categorically exempt pursuant to Section 15305 of the CEQA Guidelines

Phil Angelo, Project Planner presented this item.

Applicant Representative: Lada Kratky

Public Comment: None

It was moved by Commissioner Diehl seconded by Commissioner Daniels to approve staff's recommendation and passed with the following vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

4. PLN210007 - LOVE DAVID S. & JAYNE D TRS

Public hearing to consider construction of a 5,067 square foot two-story single-family dwelling with a 782 square foot attached garage, and a 425 square foot attached guesthouse; and development within 750 feet of known archaeological resources, within 100 feet of an environmentally sensitive habitat area, on slopes exceeding 30 percent, and within 50 feet of a coastal bluff.

Project Location: 30560 Aurora Del Mar, Carmel, Big Sur Coast Land Use Plan, Coastal Zone

Proposed CEQA Action: Consider and adopt a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Plan.

Fionna Jensen, Project Planner presented this item.

Applicant Representative: Mary Ann Schicketanz

Public Comment: None

It was moved by Commissioner Diehl seconded by Commissioner Daniels to approve staff's recommendation and passed with the following vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

OTHER MATTERS

5. PLANNING COMMISSION REFERRALS

Staff reported that the Planning Commission Referrals are being worked on. Additionally, staff indicated that future Planning Commission agendas will include a consent calendar. Draft Planning Commission Bylaws will be presented for consideration soon too.

DEPARTMENT REPORT

None

ADJOURNMENT

The meeting was adjourned at 12:05 p.m. by Chair Mendoza.

APPROVED:

CRAIG SPENCER
PLANNING COMMISSION SECRETARY

ATTEST:

BY: _____
SOPHIA MAGANA
PLANNING COMMISSION CLERK

APPROVED ON _____