

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, November 14, 2018

9:00 AM

Monterey County Planning Commission

CALL TO ORDER

The meeting was called to order by Chair Vandevere at 9:02 A.M.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commission Coffelt

ROLL CALL

Present:

- Rich Coffelt**
- Martha Diehl**
- Melissa Duflock**
- Paul C. Getzelman**
- Ernesto G. Gonzalez**
- Francisco Javier Mendoza**
- Amy Roberts**
- Keith Vandevere**
- Jon Wizard**

Absent:

- Ana Ambriz**

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Melissa McDougal informed the Commission of documents distributed on the dais: A memorandum from Staff for Agenda Item No. 1 and three letters from the public for Agenda Item Number 1 (PLN160851 – Morgenrath – Blaze Engineering) and an errata from Staff for Agenda Item No. 3 (PLN170817 – Abernethy).

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Mendoza requested information from Code enforcement regarding 45 Porter Drive in North County and the removal process for old banners and signs.

9:00 A.M. – SCHEDULED MATTERS

- 1. PLN160851 - MORGENRATH (BLAZE ENGINEERING)**
Public hearing, continued from October 31, 2018, to consider establishment of a commercial operation and the construction of an office, workshop, storage area, and formal parking area with associated site improvements and tree removal within environmentally sensitive habitat areas (Total of 16 trees, consisting of Bay laurel (14), cypress (1), and Coast Redwood (1), ranging in size from 13 to 60 inches).
Project Location: 46821 Highway 1, Big Sur, Big Sur Coast Land Use Plan area (APN:

419-201-007-000)

Proposed CEQA action: Adopt a Mitigated Negative Declaration

Anna Quenga, project planner and Brandon Swanson, RMA Services Manager presented the project.

Wendy Strimling, Senior Deputy County Counsel recommended that an indemnification agreement condition be added and update Condition No. 2 to augment the number of conditions.

Applicant: Marti Morgenrath

Applicant Representative: Angus Jeffers, Wendy Burnett

Public Comment: David Smiley, Kelly Sorenson, Michael Harrington, Frank Pennie, John O’neal, Ray Sanborn, Paul Smith, Matt Donaldson, Carol Donaldson, Kristine Kemp

Wendy Strimling requested including a finding indicating that there is no adverse impact to tribal cultural resources or come up with another feasible mitigation such as avoidance where there may be tribal cultural resources.

It was moved by Commissioner Diehl, seconded by Commissioner Roberts and passed by the following vote to adopted a mitigated negative declaration and approve the project with modifications as stated in the hearing, but does not include removing the condition regarding the tribal monitoring:

AYES: Coffelt, Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Vandevere, Wizard, Roberts

NOES: None

ABSENT: Ambriz

ABSTAIN: None

The Commission recessed for a 10-minute break at 10:42 a.m. All Commissioners were present after break.

2. Public hearing to consider and provide a report to the Board on the vacation of certain Clark Colony roads, namely all of Fir Avenue, Pear Avenue, Pesch Avenue (portions also known as Peach Avenue), Canal Street, Fifteenth Street, Sixteenth Street and portions of Cedar Avenue, Pine Avenue and Oak Avenue (being roads dedicated to and accepted by the County of Monterey as shown on the “Map of the Clark Colony,” filed July 19, 1905 in Volume 1 of Cities and Towns, at Page 64) conforms to the policies contained within the Monterey County General Plan and the Central Salinas Valley Area Plan, a part of the General Plan.

Project Location: Roads in the area westerly of the City of Greenfield, Central Salinas Valley Area Plan

Proposed CEQA Action: Categorically Exempt per Sections 15301; and 15304 of the CEQA Guidelines.

Michael Goetz, County Surveyor presented the project.

Public Comment: Nancy Issacson

It was moved by Commissioner Duflock and seconded by Commissioner Mendoza to recommend that prior to presenting this item to the Board of Supervisors that Staff ensure no parcel will be landlocked and that the evidence for the General Plan consistency be added:

AYES: Coffelt, Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Roberts, Vandevere, Wizard

NOES: None

ABSENT: Ambriz

ABSTAIN: None

3. PLN170851 - ABERNETHY 20163 LLC

Public hearing to consider additions to an existing two-story single family dwelling with a basement, (64 sq. ft. main level, and Approx. 155 sq. ft. basement), on Carmel Point within 750 feet of known archaeological resources.

Project Location: 26263 Scenic Road, Carmel Point, Carmel Area Land Use Plan

Proposed CEQA action: Adopt a Mitigated Negative Declaration

Son Pham-Gallardo, project planner presented the project.

Applicant: Chris Thomas

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Wizard and passed by the following vote to adopt the EIR addendum and approve the project with revisions to the wording of the Resolution as recommended by Counsel and with an added Condition related to tree replacement reflecting that 15 Oaks will be re-planted and subject to the ongoing monitoring actions and that three Madrones will be planted with arborist oversight, but not subject to the same monitoring restriction.

AYES: Coffelt, Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Roberts, Vandevere, Wizard

NOES: None

ABSENT: Ambriz

ABSTAIN: None

4. PLN170705 - MARTINEZ

Public hearing to consider the construction of a single family dwelling and attached garage (Approximately 3,140 sq. ft.), requiring the removal of three oak trees within 100 feet of environmentally sensitive habitat area (Central Maritime Chaparral, Pajaro Manzanita)

Project Location: 473 Paradise Rd, Salinas, CA 93907 North County Coastal Land Use Plan area (APN: 129-091-071-000)

Proposed CEQA action: Adopt a Mitigated Negative Declaration

Cheryl Ku, project planner presented the project.

Secretary, Jaqueline Onciano clarified that Condition No. 3 is suggested for deletion and Condition No. 22 to stand. The number of conditions stated in Condition No. 2 will be changed to 21 as the total number of conditions instead of 22.

Applicant: David Martinez

Public Comment: None

The Commission recessed for a five-minute break at 3:40 p.m. All previous Commissioners reconvened at 2:46 p.m.

It was moved by Commissioner Mendoza, seconded by Commissioner Getzelman and passed by the following vote to adopt the mitigated negative declaration and approve the project with modifications amending the new Condition No. 16 which was previously Condition No. 17 to add language right after the words “site plan” to state “fewer reduction/management within 30 feet or as otherwise directed by North County Fire Protection District all structures shall be allowed with the exception of Pajaro Manzanita,” adding this language to new Condition No. 18, and to add additional language to Condition No. 18 that states “the plans shall be reviewed and approved by North County Fire Protection District.”

AYES: Coffelt, Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Roberts, Vandever, Wizard

NOES: None

ABSENT: Ambriz

ABSTAIN: None

It was proposed by Chair Vandervere to appoint Marcus Foster to the Big Sur Land Use Advisory Committee.

It was moved by Commissioner Diehl and seconded by Mendoza and passed

by the following vote to appoint Marcus Foster to the Big Sur Land Use Advisory Committee.

AYES: Coffelt, Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Roberts, Vandevere, Wizard

NOES: None

ABSENT: Ambriz

ABSTAIN: None

5. PLN180039 - THOMAS

Public hearing to consider the construction of a two-story single family dwelling with basement (Approx. 6,605 sq. ft.) and detached 2-car garage/office (Approx. 875 sq. ft.), and removal of 5 trees (4 oaks and 1 madrone).

Project Location: 28 Potrero Trail, Carmel - Santa Lucia Preserve (Assessor's Parcel Number 239-111-009-000), Greater Monterey Peninsula Area Plan.

Proposed CEQA action: Addendum to the Santa Lucia Preserve Environmental Impact Report.

Son Pham-Gallardo, project planner presented the project.

Applicant: Chris Thomas

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Wizard and passed by the following vote to adopt the EIR addendum and approve the project with revisions to the wording of the Resolution as recommended by Counsel and with an added Condition related to tree replacement reflecting that 15 Oaks will be re-planted and subject to the ongoing monitoring actions and that three Madrones will be planted with arborist oversight, but not subject to the same monitoring restriction.

AYES: Coffelt, Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Roberts, Vandevere, Wizard

NOES: None

ABSENT: Ambriz

ABSTAIN: None

OTHER MATTERS

6. Appoint Marcus Foster to the Big Sur Land Use Advisory Committee.

It was proposed by Chair Vandevere to appoint Marcus Foster to the Big Sur Land Use Advisory Committee.

It was moved by Commissioner Diehl and seconded by Mendoza and passed

by the following vote to appoint Marcus Foster to the Big Sur Land Use Advisory Committee.

AYES: Coffelt, Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Roberts, Vandevere, Wizard

NOES: None

ABSENT: Ambriz

ABSTAIN: None

DEPARTMENT REPORT

ADJOURNMENT

The meeting was adjourned at 2:50 P.M. by Chair Vandevere.

APPROVED:

PLANNING COMMISSION SECRETARY

ATTEST:

BY: _____
MELISSA MCDOUGAL
PLANNING COMMISSION CLERK

APPROVED ON _____