

County of Monterey

Monterey County Planning Commission
Monterey County Government Center - Board of Supervisors Chambers
168 W. Alisal St.
Salinas, CA 93901



Meeting Minutes - Draft

Wednesday, February 8, 2023

9:00 AM

Monterey County Planning Commission

Etna Monsalve, Chair

Martha Diehl, Vice Chair

Craig Spencer, Secretary

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Mendoza at 9:01 a.m.

This meeting was conducted via teleconference using Zoom.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Daniels.

ROLL CALL

Francisco Javier Mendoza
Rich Coffelt
Katharine Daniels
Paul C. Getzelman
Etna Monsalve
Amy Roberts
Ben Work
Ernesto Gonzalez

Absent:

Martha Diehl

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

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Melissa McDougal informed the Commission of correspondence received from the public for agenda item number no. 4, PLN220213 – Bliss.

COMMISSIONER COMMENTS AND REQUESTS

None

REFERRAL ITEMS AND OTHER MATTERS

The Chair requested to hearing item no. 2 before item no. 1.

1. PLANNING COMMISSION REFERRALS

Planning Commission Nomination Committee presents nomination to elect for 2023 Chair and Vice Chair.

Commissioner Gonzalez advised that the nomination for Chair is

Commissioner Monsalve and Vice Chair is Commissioner Diehl.

It was moved by Commissioner Getzelman, seconded by Commissioner Coffelt and passed by the following vote to elect Commissioner Monsalve as 2023 Chair and Commissioner Diehl as 2023 Vice Chair.

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

NOES: None

ABSENT: Diehl

ABSTAIN: None

2. MONTEREY COUNTY PLANNING COMMISSION

Planning Commission Nomination Committee presents nomination to elect for 2023 Chair and Vice Chair.

Secretary Craig Spencer addressed the referral matrix.

Commissioner Getzelman requested that the telecommunications ordinance ad hoc committee meet on March 8, 2023, following the Planning Commission meeting of the same date.

State Housing Legislation (Referral 22.7)

Erik Lundquist, Director of Housing and Community Development presented this item.

Public Comment:

Margie Kay

It was moved by Commissioner Daniels, seconded by Commissioner Monsalve to accept the State Housing Legislation referral item and find that the item is not a project and is exempt from CEQA.

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

NOES: None

ABSENT: Diehl

ABSTAIN: None

APPROVAL CONSENT CALENDAR

- 3.** 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, seconded by Commissioner Mendoza and passed by the following vote to approve the Consent Calendar.

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

NOES: None

ABSENT: Diehl

ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

4. PLN220213 - BLISS BETSY W TR

Public hearing to consider allowing the construction of a single-family dwelling (Approx. 5,876 sq. ft.), a detached Accessory Dwelling Unit (Approx. 1,200 sq. ft.) and removal of 7 protected oak trees.

Project Location: 9 Mesa Trail, Carmel Valley, Carmel Valley Master Plan, (APN: 239-101-022-000)

Proposed CEQA action: Finding the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Article 19 Section 15303

Zoe Zepp, Project Planner presented this item.

Applicants Representative – Michael Bliss (Architect), Tom

Applicant – Betsy Bliss

Public Comment

Margie Kay

It was moved by Commissioner Daniels, seconded by Commissioner Roberts and passed by the following vote to find the project categorically exempt from further CEQA review pursuant to section 15303 new construction and approve the Combined Development Permit, with modifications. This action includes modifications to finding 6, items C, D, and E related to tree removal and clarifying the findings of such.

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

NOES: None

ABSENT: Diehl

ABSTAIN: None

DEPARTMENT REPORT

Secretary Spencer advised that the Board of Supervisors assigned a Board Referral to HCD related to the possible development of an affordable senior housing project at 855 E. Laurel on County owned property within the City of Salinas. HCD also conducted a permitting workshop with the Board of Supervisors that was well received. Secretary Spencer also mentioned that an environmental impact report related to the draft vacation rental ordinance is being prepared.

Director Lundquist also advised that the housing legislative bills and various code amendments related to streamlining measures while be brought to the Planning Commission for recommendation soon

ADJOURNMENT

The meeting was adjourned at 10:26 a.m. by Chair Monsalve.

APPROVED:

CRAIG SPENCER
PLANNING COMMISSION SECRETARY

ATTEST:

BY: _____
MELISSA MCDOUGAL
PLANNING COMMISSION CLERK

APPROVED ON _____