

County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901



Meeting Minutes - Draft

Wednesday, April 24, 2024

9:00 AM

Monterey County Planning Commission

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Diehl at 9:02 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Getzelman.

ROLL CALL

Present:

Christine Shaw
Martha Diehl
Amy Roberts
Katharine Daniels
Paul Getzelman
Ben Work
Ernesto Gonzalez
Etna Monsalve
Ramon Gomez

Absent:

Francisco Mendoza

Secretary Quenga reviewed the Zoom protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk, Elizabeth Vasquez informed the Planning Commission of correspondence received and distributed for Agenda Item No. 1 – Monterey County General Plan Implementation and Housing Element Annual Progress Report, Agenda Item No. 3 – PLN220137 (Shaughnessy Thomas E & Pamela A), and Agenda Item No. 6 – Pebble Beach Equestrian Center.

COMMISSIONER COMMENTS AND REQUESTS

Commissioner Daniels asked about the Special Workshop for the 6th Draft Cycle Housing Element Update.

9:00 A.M. – SCHEDULED MATTERS**1. REF240009 - MONTEREY COUNTY GENERAL PLAN IMPLEMENTATION AND HOUSING ELEMENT ANNUAL PROGRESS REPORT**

- a. Receive the 2023 Annual Progress Report for the Monterey County General Plan(s);
- b. Receive the 2023 Annual Progress Report for the 2015-2023 Housing Element; and
- c. Consider and provide input regarding the Five-Year Long-Range Planning Work Program.

Proposed CEQA Action: Not a project per Sections 15060(c)(1) and 15378(b)(4) of the CEQA Guidelines.

Melanie Beretti, Acting Chief of Planning and Darby Marshall, Housing Program Manager presented the item.

Public Comment: Laura

No action required for the item.

The Commission recessed at 10:28 a.m. and returned at 10:43 a.m. All Commissioners present who were present before recess.

2. PLN220117 - DOLORES PASS LLC

Continued from October 25, 2023, and January 10, 2024, public hearing to consider demolition of a 367 square foot detached garage; construction of a 3,810 square foot single family residence, inclusive of a 441 square foot garage and 158 square foot basement; removal of 5 protected trees (3 landmark size Monterey pines and 2 Coast live oaks); development on slopes over 30%; and development within 750 of known archaeological resources.

Project Location: 24726 Dolores Street, Carmel, CA 93923

Proposed CEQA action: Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and none of the exceptions from section 15300.2 apply to the project.

Benjamin Moulton, project planner presented the project.

Applicant Representative: Angie Phares

Public Comment: Martin Ragnoe

It was moved by Commissioner Gomez, seconded by Commissioner Getzelman and passed by the following vote to find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and none of the exceptions from section 15300.2 apply to the project; and Approve a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow demolition of a 367 square foot detached garage; the construction of a 3,810 square foot single family dwelling, inclusive of a 441 square foot garage and 158 square foot

basement, and associated site improvements; Coastal Development Permit to allow removal of five trees, consisting of three landmark size Monterey pine, and two (2) Coast live oak; a Coastal Development Permit to allow development on slopes in excess of 30%; and a Coastal Development Permit to allow development within 750 feet of known archaeological resources with the corrections the finding 1, evidence o, and finding 5 evidence a, evidence e and evidence f to the updated number of trees listed for removal and removal of language for removal of Tree #119 and updated language regarding drainage and pre-existing basement.

AYES: Diehl, Daniels, Work, Roberts, Getzelman, Monsalve, Gonzalez, Gomez, Shaw

NOES: None

ABSENT: Mendoza

ABSTAIN: None

3. PLN220137 - SHAUGHNESSY THOMAS E & PAMELA A

Public hearing to consider transient use of residential property (existing single-family dwelling), commonly known as a short-term rental.

Project Location: 2862 Oak Knoll Road, Pebble Beach, Greater Monterey Peninsula Area Plan

Proposed CEQA Action: Finding the project statutorily exempt pursuant to CEQA Guidelines Section 15270.

Fionna Jensen, project planner presented the project.

Applicant: Thomas Shaughnessy

Public Comment: Richard Matthews

It was moved by Commissioner Roberts, seconded by Commissioner Shaw and passed by the following vote to find the project statutorily exempt pursuant to CEQA Guidelines Section 15270; and deny an Administrative Permit to allow transient use of residential property (existing single-family dwelling), commonly known as a short-term rental.

AYES: Diehl, Daniels, Work, Roberts, Getzelman, Monsalve, Gonzalez, Gomez, Shaw

NOES: None

ABSENT: Mendoza

ABSTAIN: None

The Commission recessed at 12:04 p.m. and resumed the meeting at 1:03 p.m. All Commissioners present who were present before lunch.

4. REF240002 - COUNTY OF MONTEREY (REBUILD OF PROPERTIES AFFECTED BY FIRE)

Receive a report on properties affected by Wildfires from 2015 to current.

Project Location: Toro Area Plan, Carmel Valley Master Plan, and Big Sur Coast Land Use Plan

Proposed CEQA action: Not a project pursuant to Section 15378 of the CEQA Guidelines.

Elizabeth Gonzales, project planner presented the project.

Public Comment: Kathleen Lee

It was moved by Commissioner Daniels, seconded by Commissioner Monsalve and approved to continue the hearing in this item to a date uncertain to allow Staff additional time for review.

AYES: Diehl, Daniels, Work, Roberts, Getzelman, Monsalve, Gonzalez, Gomez, Shaw

NOES: None

ABSENT: Mendoza

ABSTAIN: None

5. MONTEREY COUNTY PLANNING COMMISSION RULES FOR THE TRANSACTION OF BUSINESS

- a. Consider the Monterey County Planning Commission Rules for the Transaction of Business; and
- b. Provide direction to staff.

Melanie Beretti, project planner presented the project.

Public Comment: None

The Commission provided directions to Staff to return with an updated redline version of the Planning Commission Transaction of Business at a future meeting.

6. PEBBLE BEACH EQUESTRIAN CENTER

- a. Receive a report regarding the Pebble Beach Equestrian Center.

Anna Quenga, project planner presented the project.

Public Comment: Mark Stillwell, Kirsten Stember, Laura Fenwick, Louis Hazard, Kathleen Lee, Andrew A. Turnbull, Lisa Baca, Richard Parrish, Thea Montella, Ashley Kelly, Jane VanderWerf, Steven Brown

The Commission received the report, no action required.

DEPARTMENT REPORT

Secretary Beretti informed the Commission that the Board of Supervisors continued

the hearing on PLN220090 - Garrapata Bridge Rail item to a date certain of May 7, 2024.

ADJOURNMENT

Chair Diehl adjourned the meeting at 3:21 p.m.