

County of Monterey

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



Meeting Minutes - Draft

Wednesday, February 14, 2024

1:00 PM

Monterey County Planning Commission

1:00 P.M. - CALL TO ORDER

The meeting was called to order by Commissioner Diehl at 1:06 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Mendoza.

ROLL CALL

Present:

Christine Shaw

Martha Diehl

Ben Work – Joined meeting using AB 2449 (Just Cause)

Francisco Mendoza

Ernesto Gonzalez

Ramon Gomez

Etna Monsalve (arrived at 1:10 p.m.)

Amy Roberts

Katharine Daniels

Absent:

Paul Getzelman

Secretary Beretti 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. 3 – REF210024 (Big Sur Coast Land Use Plan Update), Agenda Item No. 4 – PLN230138 (Van Ess Properties LLC), and Agenda Item No. 6 – PLN200203 (Anthony Nicola Inc.)

COMMISSIONER COMMENTS AND REQUESTS

None

APPOINTMENTS

1. Appoint Andrea Estrada to the North County Land Use Advisory Committee.

Public Comment: None

It was moved by Commissioner Shaw, seconded by Commissioner Mendoza and passed by the following vote to appoint Andrea Estrada to the North County Land Use Advisory Committee.

AYES: Shaw, Diehl, Work, Mendoza, Gonzalez, Gomez, Roberts, Daniels

NOES: None

ABSENT: Getzelman, Monsalve

ABSTAIN: None

Commissioner Monsalve arrived at 1:10 p.m.

1:00 P.M. – SCHEDULED MATTERS

2. MONTEREY COUNTY PLANNING COMMISSION

Planning Commission Nomination Committee presents nomination to elect for 2024 Chair and Vice Chair.

Commissioner Mendoza informed the Commission that the nomination Committee are nominating Commissioner Diehl as Chair and Commissioner Gonzalez as Vice Chair.

Public Comment: None

It was moved by Commissioner Mendoza, seconded by Commissioner Gomez and passed by the following vote to appoint Commissioner Diehl as Chair and Commissioner Gonzalez as Vice Chair.

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

NOES: None

ABSENT: Getzelman

ABSTAIN: None

3. REF210024 - BIG SUR COAST LAND USE PLAN UPDATE

a. Conduct a public workshop to review and receive public input regarding the Ad Hoc Committee's proposed updates to the Big Sur Coast Land Use Plan; and

b. Provide direction to staff.

Project Location: Big Sur Coastal Planning Area

Proposed CEQA action: A planning workshop is statutorily exempt per CEQA 15262.

Taylor Price, project planner presented the item.

Public Comment: Steve Beck, Marcus Foster, Michael Capplin, Rayner Marx, Kerri Frangioso, Phil Talbrook, Patte Kroulund, Angus Jeffers, Ben Perlmutter, Patrick Orosco, Christina McGinnis, Rachel Goldberge, Colin Twohig

Commissioner Monsalve left the meeting at 3:05 p.m.

It was moved by Commissioner Gomez, seconded by Commissioner Gonzalez and passed by the following vote to continue the workshop on this item to the March 27, 2024, Planning Commission meeting.

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

NOES: None

ABSENT: Getzelman, Monsalve

ABSTAIN: None

The Commission recessed at 3:16 p.m. and returned from break at 3:30 p.m.

All Commissioner present after break except for Commissioner Getzelman and Commissioner Monsalve.

4. PLN230138 - VAN ESS PROPERTIES LLC

Public hearing to consider a lot line adjustment between three legal lots of record containing 10.89 acres, resulting in three parcels containing 3.39 acres [Adjusted Parcel A], 1.77 acres [Adjusted Parcel B], and 5.73 acres [Adjusted Parcel C], and demolition of all structures on Parcel B.

Project Location: 182 and 179 Van Ess Way, Carmel, Carmel Land Use Plan.

Proposed CEQA Action: Find the project Categorical Exempt pursuant to CEQA Guidelines sections 15301(l), 15305(a), and no exceptions pursuant to Section 15300.2 can be made.

Fionna Jensen, project planner presented the item.

Applicant's Representative: Aengus Jeffers

Public Comment: James Rossen

It was moved by Commissioner Roberts, seconded by Commissioner Mendoza and approved by the following vote to continue the hearing on this item to a date certain of February 28, 2024, with the recommendation that Staff return with a resolution of intent to approve the approval of the lot line adjustment of lots A and B along with the demolition of the structures, excluding the approval of lot C.

AYES: Shaw, Work, Mendoza, Gonzalez, Gomez, Monsalve, Roberts, Daniels

NOES: Diehl

ABSENT: Getzelman, Monsalve

ABSTAIN: None

5. PLN200251 - MCATA LLC

Public hearing to consider allowing construction of a 7,442 square foot single family dwelling, inclusive of a 598 square foot garage and 518 square feet basement, and associated site improvements including a driveway, pool, and grading consisting of approximately 2,030 cubic yards of cut and 280 cubic yards of fill. The project would include 6,152 square feet of development on slopes exceeding 30 percent, development within 750 feet of known archaeological resources, and removal of 25 protected trees (20 Coast live oak and 5 Monterey pine, 2 of which are landmark trees).

Project Location: 3347 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone

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.

Phil Angelo, project planner presented the item.

COMMISSION BREAK

The Commission recessed at 5:00 p.m. and returned at 5:40 p.m.

All Commissioners present after break except for Commissioner Shaw, Commissioner Monsalve, and Commissioner Getzelman.

5:30 P.M. - CALL TO ORDER

ROLL CALL

Present:

Martha Diehl

Ben Work – Joined using AB 2449 (Just Cause)

Francisco Mendoza

Ernesto Gonzalez

Ramon Gomez

Amy Roberts

Katharine Daniels

Absent:

Etna Monsalve

Paul Getzelman

Christina Shaw

5:30 P.M. - SCHEDULED MATTERS CONTINUED

The Commission continued with Agenda Item No. 5 – PLN200251 – MCATA LLC, already in progress before break.

Applicant’s Representative: Erik Miller

Public Comment: None

It was moved by Commissioner Gomez seconded by Commissioner Mendoza and passed by the following vote to continues the hearing on this item to a date certain of April 10, 2024.

AYES: Shaw, Diehl, Work, Mendoza, Gonzalez, Gomez, Roberts, Daniels

NOES: None

ABSENT: Getzelman, Monsalve, Shaw

ABSTAIN: None

Department Report was trailed to the end of the scheduled matters.

6. PLN200203 - ANTHONY NICOLA, INC.

Public hearing to consider demolition of an existing single family dwelling and septic system and construction of two three-story buildings for 34 two-bedroom units and one one-bedroom unit with office totaling approximately 36,200 square feet for use as agricultural employee housing of up to 250 workers, a manager's suite, and three very low income level inclusionary housing units. The project also includes a Variance for less than 200 feet agricultural buffer.

Project Location: 124 Gonda Street, Royal Oaks

Proposed CEQA action: Adopt a Mitigated Negative Declaration

Mary Israel, project planner presented the item.

Applicant's Representative: Cody Phillips, Anthony Nicola

Public Comment: Robert Kall

It was moved by Commissioner Gonzalez, seconded by Commissioner Mendoza and passed by the following vote to continue the hearing on this item to a date certain of April 10, 2024.

AYES: Diehl, Work, Mendoza, Gonzalez, Gomez, Roberts, Daniels

NOES: None

ABSENT: Getzelman, Monsalve, Shaw

ABSTAIN: None

DEPARTMENT REPORT

None

ADJOURNMENT

The meeting was adjourned by Commissioner Diehl at 8:50 p.m.