

County of Monterey

Monterey County Planning Commission
Monterey County Government Center - Cayenne Conference Room
1441 Schilling Place, 1st Floor



Meeting Agenda - Final-Revised

Wednesday, March 8, 2023

9:00 AM

Monterey County Planning Commission

Etna Monsalve, Chair
Martha Diehl, Vice Chair
Craig Spencer, Secretary

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Planning Commission alternative actions on any matter before it.

In addition to attending in person, public participation will be available by ZOOM and/or telephonic means:

You may participate through ZOOM. For ZOOM participation please join by computer audio at: <https://montereycty.zoom.us/j/97722386573>

OR to participate by phone call any of these numbers below:

- + 1 669 900 6833 US (San Jose)
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Enter this Meeting ID number 977 2238 6573 when prompted and the Password: # when prompted.

PUBLIC COMMENT: Please submit your comment (limited to 250 or less) to the Clerk at phearingcomments@co.monterey.ca.us . In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Planning Commission Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.

Public Comment Prior to Tuesday at 2:00 PM will be distributed to the Planning Commission via email.

Public Comment submitted during the meeting can be submitted at any time and every effort will be made to read your comment into the record, but some comments may not be read due to time limitations. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

ALTERNATIVE FORMATS: If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the Monterey County Housing and Community Development at (831) 755-5025.

INTERPRETATION SERVICE POLICY: The Monterey County Planning Commission invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the Monterey County Housing and Community Development Department located in the Monterey County Government Center, 1441 Schilling Place, 2nd Floor South, Salinas - or by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting.

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas de la Comisión de Planificación sobre cualquier asunto que se le haya sometido.

Además de asistir en persona, la participación del público estará disponible por ZOOM y/o medios telefónicos:

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en: <https://montereycty.zoom.us/j/97722386573>

O para participar por teléfono, llame a cualquiera de estos números a continuación:

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Presione el código de acceso de reunion: 977 2238 6573 cuando se le solicite y la contraseña: # cuando se le solicite.

COMENTARIO PÚBLICO: Por favor envíe su comentario (limitado a 250 palabras o menos) al personal de la reunión de la Comisión de Planificación al correo electrónico: phearingcomments@co.monterey.ca.us En un esfuerzo por ayudar al personal, indique en la línea de asunto, la audiencia de la reunión (por ejemplo, Comisión de Planificación) y el número de la agenda (por ejemplo, el No. de agenda 10). Su comentario se incluirá en el registro de la reunión de la Comisión de Planificación.

Los comentarios públicos recibidos antes del martes a las 2 p.m. anterior a la reunión de la Comisión de Planificación del Condado de Monterey se distribuirán a los miembros por correo electrónico.

El comentario público enviado durante la reunión se puede enviar en cualquier momento y se hará todo lo posible para leer su comentario en el registro, pero algunos comentarios pueden no leerse debido a limitaciones de tiempo. Los comentarios recibidos después del tema de la agenda se incluirán en el registro si se reciben antes de que finalice la junta.

FORMATOS ALTERNATIVOS: Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en implementación de la misma. Para obtener información sobre cómo, a quién y cuándo una persona con una discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede hacer una solicitud de modificación o adaptación relacionada con la discapacidad, incluidas las ayudas o servicios auxiliares, o si tiene alguna pregunta sobre cualquiera de los temas enumerados en esta agenda, llame al Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey al (831) 755-5025.

POLÍZA DE SERVICIO DE INTERPRETACIÓN: Los miembros de la Comisión de Planificación del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un interprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, segundo piso sur, Salinas – o por teléfono al (831) 755-5025. La asistente hará el esfuerzo para acomodar los pedidos de asistencia de un interprete. Los pedidos se deberán hacer lo mas pronto posible, y a lo mínimo 24 horas de anticipo para cualquier reunion.

BREAKS will be taken approximately at 10:15 a.m. and 3:00 p.m.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

9:00 A.M. - CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

| | |
|--------------------------|-------------------|
| Ernesto G. Gonzalez | Amy Roberts |
| Francisco Javier Mendoza | Martha Diehl |
| Katharine Daniels | Etna Monsalve |
| Ben Work | Paul C. Getzelman |

PUBLIC COMMENTS

This is a time set aside for the public to comment on a matter that is not on the agenda.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Commission Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Planning Commission as provided in Sections 54954.2 of the California Government Code.

COMMISSIONER COMMENTS AND REQUESTS

This is a time set aside for the Commissioners to comment, or request a matter that is on or not on the agenda.

REFERRAL ITEMS AND OTHER MATTERS

1. PLANNING COMMISSION REFERRALS

Attachments: [PC REFERRAL SPREADSHEET 03-08-2023](#)

APPROVAL OF CONSENT CALENDAR

2. Approval of the February 8, 2023 and February 22, 2023 Planning Commission Meeting Minutes.

Attachments: [Draft PC Minutes_020823](#)
[Draft PC Minutes_022223](#)

9:00 A.M. – SCHEDULED MATTERS**3. PLN220090 - CALTRANS/GARRAPATA BRIGDE RAILS**

Public hearing to consider denying the replacement of bridge rails on Garrapata Bridge, Highway 1, Big Sur.

Project Location: Garrapata Creek Bridge near post mile 63.0 on HWY 1, Big Sur Land Use Plan.

Proposed CEQA action: Find that denial of the project qualifies for a statutory exemption from CEQA per CEQA Guidelines section 15270.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution of Denial](#)
 [Exhibit B - Proposed Plans](#)
 [Exhibit C - Big Sur LUAC Recommendation](#)
 [Exhibit D - Historic Resources Review Board Resolution](#)
 [Exhibit E - Vicinity Map](#)

4. PLN220134 - LOOMIS

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

Project Location: 114 Story Rd, Carmel Valley, Carmel Valley Master Plan (APN: 187-541-016-000)

Proposed CEQA action: Find the project categorically exempt pursuant to Section 15301, Existing Structures, of the CEQA Guidelines.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Public Comment](#)
 [Exhibit C - LUAC Recommendation](#)
 [Exhibit D - Vicinity Map](#)

**5. PLN200101 - BORNSKI MATTHEW & BORNSKI MARIA
(FORMERLY WEATHERTOP RANCH LLC)**

Public hearing to consider allowing the transient use of a residential property (three single-family dwellings) for remuneration, commonly known as a short-term rental.

Project Location: 500 El Caminito Road, Carmel Valley, Toro Area Plan, (Assessor's Parcel Number 187-011-010-000).

Proposed CEQA action: Finding the project Categorically Exempt pursuant to CEQA Guidelines Section 15301.

Attachments: [Staff Report](#)
[Exhibit A – Project Data Sheet](#)
[Exhibit B – Draft Resolution](#)
[Exhibit C – Vicinity Map](#)
[Exhibit D – 1991 Fire Safe Regulations Section 1270.02 and 1273.08](#)
[Exhibit E – Letter from the Monterey County Regional Fire District](#)
[Exhibit F – Public Comment letters](#)

6. PLN210094 - PAJARO SUNNY MESA COMMUNITY SERVICES DISTRICT (VARIOUS OWNERS)

Public hearing to consider improvements to the Pajaro Sunny Mesa Community Services Springfield water distribution system including resuming water service to 73 properties between Springfield Road and Struve Road and adding a new connection at the Moss Landing Mobile Home Park (105 connections) replacing the existing water system for the mobile home park. Water system improvements include: conversion of a test well to a production well; new water storage tanks, a new booster pump station; new distribution piping and installation of new individual service laterals and meters. Improvements will be located within 100 feet of ESHA.

Project Location: The property is located northeast of the intersection of Highway 1 and Springfield Road, Royal Oaks [74 associated parcels under various owners] (Assessor's Parcel Number 413-014-001-000), North County Land Use Plan, Coastal Zone

CEQA Action: Consider the environmental effects of the project described in the Mitigated Negative Declaration for the Springfield Water System Improvement Project (State Clearinghouse No. 2020080200) adopted by the Board of Directors of the Pajaro Sunny Mesa Community Services District (Resolution No. 10-01-20).

Attachments: [Staff Report](#)
[Exhibit A – Draft Resolution](#)
[Exhibit B – Vicinity Map](#)
[Exhibit C – North County Land Use Advisory Committee Minutes \(December 7, 2022\)](#)
[Exhibit D – Agricultural Advisory Committee Minutes \(April 28, 2022\)](#)
[Exhibit E – Initial Study & Mitigated Negative Declaration](#)
[Exhibit F – Mitigation Monitoring and Reporting Program](#)

7. PLN220043 - WOLOVSKY KATHERINE

Public hearing to consider the construction of a 3,794 square foot one-story single family dwelling with an attached 407 square foot one-car garage, 753 square foot detached garage with attached 420 square foot workshop, 819 square foot detached non-habitable accessory structure, 1,430 square feet of covered porches and associated site improvements, removal of 2 landmark Coast live oak trees and considering an Addendum together with a previously certified EIR for the Santa Lucia Preserve

Subdivision (EIR No. 94-005/Resolution No. 96-059) pursuant to CEQA Guidelines Section 15164.

Attachments: [Staff Report](#)

8. REF230003 - MONTEREY COUNTY GENERAL PLAN IMPLEMENTATION AND HOUSING ELEMENT ANNUAL PROGRESS REPORT

- a. Consider receiving the 2022 Annual Progress Report for the Monterey County General Plan(s);
- b. Consider receiving 2022 Annual Progress Report for the 2015-2023 Housing Element; and
- c. Consider and provide direction 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.

Attachments: [Staff Report](#)
 [Exhibit A – Draft Annual Progress Report for 2010 General Plan & Housing Element](#)
 [Exhibit B – Discussion](#)
 [Exhibit C – Draft Five-Year Long-Range Planning Work Program Overview](#)
 [Exhibit D – Draft Five-Year Long-Range Planning Work Program \(Years 1 and 2\)](#)

DEPARTMENT REPORT

ADJOURNMENT

ADDENDA

Agenda Revised on March 3, 2023 to add agenda item number 8.