

# County of Monterey

Monterey County Planning Commission  
Monterey County Government Center - Cayenne Conference Room  
1441 Schilling Place, 1st Floor  
Salinas, CA 93901



## Meeting Minutes - Final

Wednesday, March 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 Monsalve at 9:01 a.m.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Work.

**ROLL CALL**

- Katherine Daniels**
- Martha Diehl**
- Paul C. Getzelman**
- Ernesto Gonzalez**
- Etna Monsalve**
- Amy Roberts**
- Ben Work**

**Absent:**

**None**

**PUBLIC COMMENTS**

**None**

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

Commission Clerk Melissa McDougal announced correspondence received from the public for agenda item No. 3 PLN220090 - Caltrans, agenda item No. 4 PLN220134 - Loomis, agenda item No. 5 PLN200101 - Bornski and agenda item No. 6 PLN210094 - Pajaro Sunny Mesa Community Services District.

**COMMISSIONER COMMENTS AND REQUESTS**

Moved by Commissioner Daniels & seconded by Commissioner Gonzalez and passed by the following vote to modify the agenda by switching agenda item Nos. 4 & 5.

**AYES: Daniels, Gonzalez, Work, Monsalve, Mendoza, Roberts, Getzelman, Diehl**

**NOES: None**

**ABSENT: None**

**ABSTAIN: None**

**REFERRAL ITEMS AND OTHER MATTERS**

**1. PLANNING COMMISSION REFERRALS**

Secretary Spencer informed the Commission of an item on today’s agenda for long range referral program that will answer portions of questions on the referral sheet. Staff is still working on referrals to bring forward in the near future.

**Secretary Spencer reviewed Zoom participation and in-person participation protocols.**

**Public Comment:**

**None**

**APPROVAL OF CONSENT CALENDAR**

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

**Chair Monsalve commented on one minor correction to the February 8, 2023 draft meeting minutes. Correction was to change the word “while” to “will” on the last sentence under ‘Department Report’.**

**Public Comment:**

**None**

**It was moved by Commissioner Gonzalez and seconded by Commissioner Mendoza and passed by the following vote to approve the Consent Calendar as amended by Chair Monsalve.**

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

**NOES: None**

**ABSENT: None**

**ABSTAIN: Diehl**

**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.

**Commissioner Diehl recused herself from agenda item No. 3 PLN220090 – Caltrans/Garrapata Bridge Rails**

**Phil Angelo, Project Planner, presented this item.**

**Applicant/Applicant Representative: Mitch Dallas, Michelle Wilson (CalTrans), Greg Kadervac (Bridge rail specialist), John Elenk, Pete Hendrix**

**Commissioners expressed concerns regarding loss of visual access, historic aesthetic, and critical view shed policy of the Big Sur Land Use Plan.**

**Public Comment:**

**Trey Kropp, Tim Green, Annemarie Weibel, Christina McGinnis**

**It was moved by Commissioner Roberts, seconded by Commissioner Daniels and passed by the following vote to find that the denial of the project qualifies for a statutory exemption from CEQA per section 15270 and deny the Combined Development Permit.**

**AYES: Daniels, Gonzalez, Work, Monsalve, Mendoza, Roberts**

**NOES: Getzelman**

**ABSENT: None**

**ABSTAIN:**

**RECUSAL: None**

**Diehl**

**The Commission recessed for break at 10:48 a.m. and resumed at 11:05 a.m. All Commissioners present after break.**

**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.

**Fionna Jensen, Project Planner presented this item.**

**Applicant: Matt Bornski**

**Applicant Representative: Sean Ward**

**Public Comments:**

**Robert Korstanje, Ellen Korstanje, William Smith, Richard Rosenthal, John Heyl, Desiree**

**It was moved by Commissioner Diehl, seconded by Commissioner Daniels and passed by the following vote to continue the hearing on this item to a date uncertain to allow additional review.**

**AYES: Daniels, Diehl, Getzelman, Gonzalez, Work, Monsalve, Mendoza, Roberts**

**NOES: None**

**ABSENT: None**

**ABSTAIN: None**

**The Commission recessed for lunch at 12:44 and resumed at 1:49 p.m. All Commissioners present after the lunch break.**

**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.

**Zoe Zepp, Project Planner presented this item.**

**Public Comments:**

**Manuel Martinez, Richard Mathews, John Heyl**

**It was moved by Commissioner Daniels, seconded by Commissioner Mendoza and passed by the following vote to find the project exempt from CEQA pursuant to Section 15301 and approve the Administrative Permit for a limited term of three years per staff's recommendation.**

**AYES: Daniels, Getzelman, Gonzalez, Work, Monsalve, Mendoza**

**NOES: None**

**ABSENT: None**

**ABSTAIN: Diehl**

**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).

**Kayla Nelson, Assistant Planner, presented this item.**

**Applicant Representative: Denise Duffy and Nick Panofsky**

**Public Comment:**

**Margie Kay, Kelli Hutten, Ignacio Garcia**

**It was moved by Commissioner Mendoza, seconded by Commissioner Diehl and passed by the following vote to Considering the environmental effects of the project described in the Mitigated Negative Declaration for the Springfield Water System Improvement Project adopted by the Board of Directors of the Pajaro Sunny Mesa Community Services District and approve the Combined Development Permit.**

**AYES: Daniels, Diehl, Getzelman, Gonzalez, Work, Monsalve, Mendoza, Roberts**

**NOES: None**

**ABSENT: None**

**ABSTAIN: None**

**Commissioner Daniels excused herself from the Commission at 3:00 p.m.**

**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.

**Kayla Nelson, project Planner requested a continuance on this item.**

**Public Comments:**

**None**

**It was moved by Commissioner Getzelman and seconded by Commissioner Mendoza to continue the item to a date certain of March 29, 2023.**

**AYES: Diehl, Getzelman, Gonzalez, Work, Monsalve, Mendoza, Roberts**

**NOES: None**

**ABSENT: Daniels**

**ABSTAIN: None**



**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.

**Melanie Beretti, Principal Planner, & Darby Marshall, Housing Program Manager, presented this item.**

**Public Comments:**  
**Margie Kay**

**No action required for this item.**

**DEPARTMENT REPORT**

**Craig Spencer announced recruitment for new positions within HCD and announced that Commissioner Coffelt has resigned from the Planning Commission.**

**Erik Lundquist announced Chair Alejo submitted a Board referral for senior living on 855 E. Laurel.**

**ADJOURNMENT**

**Chair Monsalve adjourned the meeting at 3:55 p.m.**

**APPROVED:**

**/S/ CRAIG SPENCER**

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**CRAIG SPENCER**  
**PLANNING COMMISSION SECRETARY**

**ATTEST:**

**BY:** *Melissa McDougal*  
**MELISSA MCDOUGAL**  
**PLANNING COMMISSION CLERK**

**APPROVED ON 07/26/23**