

County of Monterey

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



Meeting Minutes - Final

Wednesday, October 9, 2024

9:00 AM

Monterey County Planning Commission

9:00 A.M. - CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Gomez.

ROLL CALL

Present:

Paul C. Getzelman

Ben Work

Ernesto G. Gonzalez

Francisco Javier Mendoza

Etna Monsalve

Christina Shaw

Ramon Gomez

Absent:

Martha Diehl

Amy Roberts

Katharine Daniels

Secretary Spencer provided the Zoom protocols.

PUBLIC COMMENTS

None.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Planning Commission Clerk informed the Commission of correspondence received and distributed for Agenda Item No. 4 – PLN140602 – Jimenez Salvador Jr. Tr. (The Red Barn).

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Shaw asked Staff to provide an update on the property at 29 San Juan Road, Secretary Spencer informed the Commission that there is an active investigation.

Commissioner Mendoza expressed his concern with the illegal street vendors and asked that the Environmental Health Bureau Staff provide a presentation to the Commission regarding the permit requirements and enforcement practices.

APPROVAL OF CONSENT CALENDAR

- 1. LAND USE ADVISORY COMMITTEE (LUAC) REAPPOINTMENT AND RESIGNATIONS**

2. **APPOINT BELINDA TALUBAN TO THE NORTH COUNTY LAND USE ADVISORY COMMITTEE**
3. **APPOINT RICARDO DIAZ JR. TO THE CASTROVILLE LAND USE ADVISORY COMMITTEE**

It was moved by Commissioner Monsalve, seconded by Commissioner Mendoza and passed by the following vote to approve the consent calendar.

AYES: Getzelman, Work, Gonzalez, Mendoza, Monsalve, Shaw, Gomez

NOES: None

ABSENT: Diehl, Roberts, Daniels

ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

4. **PLN140602 - JIMENEZ SALVADOR JR. TRUST (a.k.a. THE RED BARN)**
Continued from the July 8 and August 28, 2024 Planning Commission meeting, public hearing to consider amendment to Use Permits ZA-3117 and ZA-3629, as amended by Zoning Administrator Resolution No. 19-018, to increase the parking and sales area; amend an adopted General Development Plan to allow new uses (such as corporate events, weddings and quinceñeras within and adjacent to the Red Barn structure and electric carts, nursery events, outdoor movies, paintball club outside and allowing construction of on-site storage, shipping containers or similar, for vendors to rent); after-the-fact permitting of grading on slopes greater than 25%; and abating Code Enforcement Case Nos. 20CE00297 and 22CE00422.
Project Location: 1000, 1050, 1060 and 1150 North Highway 101, Aromas
Proposed CEQA action: Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074

Mary Israel, Project Planner presented the request for continuance.

Applicant Representative: Joel Panzer

Public Comment: None

It was moved by Commissioner Mendoza, seconded by Commissioner Shaw and passed by the following vote to continue the hearing on this item to December 11, 2024.

AYES: Getzelman, Work, Mendoza, Monsalve, Gonzales, Shaw, Gomez

NOES: None

ABSENT: Diehl, Roberts, Daniels

ABSTAIN: None

5. PLN220336 - SEASTARS LLC

Public Hearing to consider a recommendation to the Board of Supervisors to amend a Conservation Scenic Easement and approve an amendment to a previously approved Combined Development Permit (PLN980149); as amended and extended by PLN030071, PLN040015, PLN070540, PLN120329, PLN150541, and PLN180383; to allow construction of a 513 square foot guesthouse with 425 square feet of livable space, a new 1,014 square foot pool, 672 square foot ground-mounted solar panels and associated site improvements.

Project Location: 3600 Red Wolf Drive, Carmel, CA 93923

Proposed CEQA Action: Consider an Addendum together with the adopted Mitigated Negative Declaration and Addendum pursuant to CEQA Guidelines Section 15164

Anna Quenga, Project Planner presented the item.

Applicant Representative: Tai Tang

Public Comment: None

It was moved by Commissioner Gomez, seconded by Commissioner Getzelman and passed by the following vote to consider an Addendum together with the adopted Mitigated Negative Declaration and Addendum pursuant to CEQA Guidelines Section 15164); accept the Amended Conservation and Scenic Easement Map for the Seastar LLC property; direct the Clerk of the Board to submit the Amended Conservation and Scenic Easement Deed to the County Recorder for recordation with all applicable recorded fees paid by the applicant; and approve an amendment to a previously approved Combined Development Permit (PLN980149), as amended and extended by PLN030071, PLN040015, PLN070540, PLN120329, PLN150541, and PLN180383, that allowed construction of a 4,127 square foot single family dwelling with 1,810 square feet of covered patios and overhangs, a 1,238 square foot attached subterranean garage, and associated site improvements. This amendment allows construction of a 513 square foot guesthouse with 425 square feet of livable space, a new 1,041 square foot pool and associated site improvements including a 2,038 square foot driveway, 5,330 square feet of patios, walkways, and paths, 334 square feet of site walls, 672 square feet of solar panels and grading of approximately 275 cubic yards of cut and 120 cubic yards of fill.

AYES: Getzelman, Work, Mendoza, Monsalve, Gonzales, Shaw,

Gomez,
NOES: None
ABSENT: Diehl, Roberts, Daniels
ABSTAIN: None

OTHER MATTERS

None.

DEPARTMENT REPORT

Secretary Spencer informed the Commission that the Vacation Rental Ordinance will go into effect on Monday, October 14, 2024.

ADJOURNMENT

The meeting was adjourned by Vice Chair Gonzalez at 9:49 a.m.

APPROVED:

/s/ Craig Spencer
Planning Commission Secretary

ATTEST:

BY: /s/ Melissa McDougal
Planning Commission Clerk

APPROVED ON 12-11-24