

County of Monterey

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



Meeting Minutes - Draft

Wednesday, July 10, 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 9:06 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Mendoza.

ROLL CALL

Present:

Paul C. Getzelman

Ben Work

Ernesto G. Gonzalez

Francisco Javier Mendoza

Martha Diehl

Etna Monsalve

Katharine Daniels

Ramon Gomez

Amy Roberts

Absent:

Christine Shaw

Secretary Beretti reviewed the Zoom protocols.

PUBLIC COMMENTS

None.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk, Elizabeth Vasquez, informed the Commission of correspondence was received and distributed by email and on the dais for Agenda Item No. 3 (PLN200032 FLORES PAUL H & LINDA S TRS) and Agenda Item No. 5 (PLN140602 JIMENEZ SALVADOR JR. TRUST (a.k.a. The Red Barn)).

COMMISSIONER COMMENTS AND REQUESTS

Commissioner Daniels question to Big Sur Land Use Plan Update, public comment and letter from law firm in San Francisco was received regarding visitor serving unit caps whether or not there can be a moratorium placed while the Land Use Plan update is being conducted. Staff will work with office of county counsel to bring a formal response will be to those questions.

REFERRALS AND OTHER MATTERS

1. PLANNING COMMISSION REFFERRALS

Secretary Beretti mentioned there will be a public meeting regarding the

Pajaro River Levee on July 11, 2024 at 6:30 p.m. with the U.S. Army Corps. Of Engineers at the Portuguese Hall in Watsonville, 124 Atkinson Lane. Also anticipating having a response to the wildfire rebuilds on August 14, 2024. Transportation Agency of Monterey County is also tentatively scheduled on August 14th to give a presentation on the status update that was requested regarding Highway 68 roundabouts.

Public Comment: None

APPROVAL OF CONSENT CALENDAR

- 2. Approval of the March 13, 2024, April 24, 2024, May 29, 2024, June 5, 2024, June 12, 2024 and June 26, 2024.**

Public Comment: None

It was moved by Commissioner Gonzalez, seconded by Commissioner Mendoza and passed by the following vote to approve the Consent Calendar as presented.

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

NOES: None

ABSENT: Shaw

ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

- 3. PLN200032 - FLORES PAUL H & LINDA S TRS**

Continued from the January 10, 2024 Planning Commission hearing, public hearing to consider denying the Combined Development Permit for the construction of a single family dwelling and attached garage, a non-habitable pool cabana and associated site improvements including removal of protected Coast live oak trees and development on slopes in excess of 25%.

Project Location: 25836 El Paseo Real, Monterey

Proposed CEQA action: Find that denial of the project is Statutorily Exempt from CEQA pursuant to CEQA Guidelines section 15270.

Zoe Zepp, Project Planner presented the project.

Applicant's Representative: Chad Brown

Public Comment: Nelson Vega, Leslie Ann Spowart, Greg Spowart

Commissioner Monsalve stated she was absent on the January 10, 2024 meeting, but has watched the recording and will is prepared to vote on this

item.

It was moved by Commissioner Daniels, seconded by Commissioner Roberts and passed by the following vote to find that denial of the project is Statutorily Exempt from CEQA pursuant to CEQA Guidelines section 15270; and deny the Combined Development Permit for the construction of a single family dwelling and attached garage, a non habitable pool cabana and associated site improvements including removal of protected Coast live oak trees and development on slopes in excess of 25%.

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

NOES: None

ABSENT: Shaw

ABSTAIN: None

4. REF240014 - STRAIN FREDERICK S TR

Public hearing to consider 1) the appeal from Mr. Thomas Hood of the Director's Interpretation regarding whether the first story of the proposed single-family dwelling under PLN220158 is considered a "story" under Monterey County Code section 21.06.1170; and 2) establishing interpretative guidelines for how to apply the Pebble Beach Special Setbacks, established under a blanket variance in 1969, to structures where the first story is partially below grade.

Project Location: 2987 17 Mile Dr, Pebble Beach, Greater Monterey Peninsula Area Plan, (Assessor's Parcel Number 007-251-002-000)

Zoe Zepp, Project Planner requested a continuance by the applicant to a date uncertain, so they are able to properly notice the item.

Public Comment: None

It was moved by Commissioner Gomez, seconded by Commissioner Mendoza and passed by the following vote to continue the item to a date uncertain to allow time for re-noticing and a possible redesign by the applicant.

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

NOES: None

ABSENT: Shaw

ABSTAIN: None

5. PLN140602 - JIMENEZ SALVADOR JR. TRUST (a.k.a. The Red Barn)

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 (corporate events, weddings and quinceñeras within 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 requested a continuance on behalf of the applicant and a representative of the Ballantree Estates Home Owner's Association to a date certain of August 28, 2024 to allow for additional preparation among the two parties and staff.

Applicant's Representative: Anthony Lombardo and Joel Panzer

Public Comment: None

Commissioner Mendoza expressed interest in having the project be heard at today's meeting to allow the applicant or applicant's representative to provide feedback to any questions and addressing some of the concerns that the Planning Commission may have had.

It was moved by Commissioner Gomez, seconded by Commissioner Gonzalez and passed by the following vote to continue the item to a date certain of August 28, 2024 to allow applicant to further review the Conditions on the staff report and work with the community and staff.

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

NOES: None

ABSENT: Shaw

ABSTAIN: None

DEPARTMENT REPORT

Secretary Beretti informed the Commission that the East Garrison project amendments that were recommended to the Board of Supervisors for approval with recommendations from the Planning Commission were approved by the Board on June 25, 2024. Because there were amendments to the Successor Agency agreements that will be going to the Consolidated Oversight Board on July 11, 2024 those developments to the amendments and disposition agreement will be forwarded to state department of finance, staff will report back once information is received. At the July 9, 2024 Board of Supervisors meeting the farmworkers housing appeal in Pajaro on Gonda Street was continued to September 10, 2024 and was requested for staff and applicant to consider high-density housing for multifamily residents possibility as

opposed to of H2A employee sponsored housing project. The Housing Element is scheduled to be submit to State Housing and Community Development on August 19, 2024 and publicly post the updated draft Housing Element along with an updated sites inventory map and provide an update to the Board of Supervisors meeting on August 20, 2024.

Commissioner Daniels expressed that making the updated draft Housing Element available to the public before the state HCD submittal should be crucial as it was mentioned during the June 11, 2024 Board of Supervisors meeting.

The Riverview item which is at Las Palmas 1 is scheduled for Board of Supervisors on August 13, 2024. August 27, 2024 is tentatively scheduled for Vacation Rental Ordinances and Final EIR to go before the Board which was recommended by the Planning Commission. Outstanding litigation from 2010 General Plan for Salinas Valley Ground Water Basin investigation is tentatively scheduled for the August 27, 2024 Board of Supervisors meeting.

The Planning Commission was informed that Clerk, Elizabeth Vasquez, will be departing from Housing and Community Development and expressed gratitude for the time spent assisting with the Commission and Department.

The ADU ordinance is anticipated to be returning to the Planning Commission on July 31, 2024.

Commissioner Monsalve, asked about the status of the request to remove a member of the Land Use Advisory Committee. Staff mentioned the letter has been mailed to the member, and no reply has been received prior to this meeting.

Public Comment: None

ADJOURNMENT

The meeting was adjourned by Chair Diehl at 10:25 a.m.