

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, February 27, 2019

9:00 AM

Monterey County Planning Commission

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Getzelman at 9:00 A.M.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commission Mendoza.

ROLL CALL

Present:

- Marth Diehl**
- Melissa Duflock**
- Rich Coffelt**
- Paul C. Getzelman**
- Ernesto G. Gonzalez**
- Francisco Javier Mendoza**
- Etna Monsalve**
- Amy Roberts (Arrived at 9:06 A.M.)**
- Keith Vandevere**

Absent:

- Ana Ambriz**

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Melissa McDougal informed the Commission of documents distributed on the dais: an errata containing a set of revised conditions from staff for Agenda Item Number 1 (PLN180305 – Gunn); a Memorandum from Staff for Agenda Item Number 2 (PLN11150653 – Cal-American Water Co (Carmel Valley Pump Station)); and two letters from the public for Agenda Item Number 3 (PLN160105 – Buchholz).

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Vandevere informed the Commission of the passing of late Commissioner Evens who severed on the Planning Commission for several years.

9:00 A.M. – SCHEDULED MATTERS

1. PLN180305 - GUNN

Public hearing to consider the construction of a one-story single family dwelling with an attached two-car garage (approximately 3,724 square feet) and the removal of twelve (12) protected trees (12 Pine and 1 Coast Live Oak).

Project Location: 4127 Crest Road, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone.

Proposed CEQA action: Categorically Exempt per §15303 (a) of the CEQA Guidelines

Commissioner Roberts arrived at 9:06 a.m.

Yasmeen Husain project planner and Craig Spencer, Interim RMA Services Manager presented the project. Yasmeen Husain suggested the Commissioner add an Indemnification Agreement condition and other updates to the conditions, as indicated in the errata.

Applicant Representative: Jun Silliano

Public Comment: None

Commissioner Diehl requested the updates to the conditions be reflected in the findings and evidence within the resolution.

It was moved by Commissioner Vandevere, seconded by Commissioner Diehl and passed by the following vote to find the project is limited development consisting of new construction of a single family dwelling which qualifies as a Class 3 Categorical Exemption per Section 15303 (a) of the CEQA Guidelines and none of the exemption under Section 15300.2 apply, and approve a Combined Development Permit subject to the conditions of approval, with the revisions to findings and conditions as stated by staff and the Commission:

AYES: Coffelt, Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Monsalve, Roberts, Vandevere

NOES: None

ABSENT: Ambriz

ABSTAIN: None

2. PLN150653 - CAL-AMERICAN WATER CO (CARMEL VALLEY PUMP STATION)

Public hearing to consider the construction of a 1,200 square foot pump station to deliver water to the California American Water Company (CalAm) Monterey District service area as a component of the overall Monterey Peninsula Water Supply Project (MPWSP).

Project Location: 26530 Rancho San Carlos Road, in Carmel Valley (Assessor's Parcel Number 015-251-030-000), Carmel Valley Master Plan area. [Mailing address is "Carmel."]

Proposed CEQA Action: Consider an Environmental Impact Report (SCH#2006101004) previously certified by the California Public Utilities Commission.

Cheryl Ku project planner requested the hearing be continue to the April 10, 2019 Planning Commissioner meeting.

Applicant Representative: None

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Vandevere and passed by the following vote to continue the public hearing to April 10, 2019:

AYES: Coffelt, Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Monsalve, Roberts, Vandevere

NOES: None

ABSENT: Ambriz

ABSTAIN: None

3. PLN160105 - BUCHHOLZ

Public hearing to consider an after-the-fact Design Approval for construction of an elevated structure, constructed to resemble a treehouse, exceeding the maximum allowable height of the zoning district.

Project Location: 17 Ring Lane, Carmel Valley, CA

Proposed CEQA Action: Denial of a permit is Statutorily Exempt per section 15270 of the CEQA Guidelines

Yasmeen Husain project planner and Craig Spencer, Interim RMA Services Manager presented the project.

Applicant Representative: Dale Ellis and Pam Silkwood

Public Comment: Jason Retterier, Tracy Call

It was moved by Commissioner Vandevere, seconded by Commissioner Monsalve and passed by the following vote to direct Staff to prepare a resolution with the intent to deny the application:

AYES: Coffelt, Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Monsalve, Roberts, Vandevere

NOES: None

ABSENT: Ambriz

ABSTAIN: None

It was moved by Commissioner Diehl, seconded by Commissioner Mendoza and passed by the following vote to continue the public hearing to April 24, 2019:

AYES: Coffelt, Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Monsalve, Roberts, Vandevere

NOES: None

ABSENT: Ambriz

ABSTAIN: None

Commissioner Roberts recused herself due to potential conflict of interest and did not return after the morning recess.

Recessed at 10:18 a.m. reconvened at 10:38 a.m.

4. GPZ090005 - MOSS LANDING COMMUNITY PLAN UPATE

Public workshop to discuss draft policy language for Public Access and Recreation of the Moss Landing Community Plan update.

Project Location: North County Land Use Plan, Moss Landing Community, Coastal Zone

Proposed CEQA action: Statutorily exempt per Section 15262 of the CEQA Guidelines

Anna Quenga, Shelley Glennon and Mike Novo, project planners, presented the project.

No Public Comment on NCLUP-ML 3.9, 3.10, 6.1 or 6.2

NCLUP-ML-6.3 - Public Comment: Molly Erickson

NCLUP-ML-6.4 - Public Comment: Molly Erickson

NCLUP-ML-6.5 - Public Comment: Molly Erickson, Mari Kloeppe, Charley Eddie

NCLUP-ML-6.6 - Public Comment: Molly Erickson

NCLUP-ML-6.8 - Public Comment: Molly Erickson

NCLUP-ML-6.9 - Public Comment: Molly Erickson

NCLUP-ML-6.10 - Public Comment: Molly Erickson

NCLUP-ML-6.11 - Public Comment: Charley Eddie

NCLUP-ML-6.12 – No Public Comment.

The Commission provided direction to Staff.

No motion required

OTHER MATTERS

None

DEPARTMENT REPORT

John M. Dugan asked the Commission to review and sign the Policy on Family and a Romantic Relationship at Work.

ADJOURNMENT

The meeting was adjourned at 12:50p.m. by Chair Getzelman.

APPROVED:

/S/ JOHN M. DUGAN

JOHN M. DUGAN
PLANNING COMMISSION SECRETARY

ATTEST:

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

APPROVED ON 12/01/2021