

County of Monterey

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



Meeting Minutes - Final

Wednesday, March 13, 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 9:01 a.m.

PLEDGE OF ALLEGIANCE

Secretary Beretti led the Pledge of Allegiance.

ROLL CALL**Present:**

Christine Shaw

Martha Diehl

Amy Roberts

Katharine Daniels

Paul Getzelman

Ben Work

Ernesto Gonzalez

Etna Monsalve

Ramon Gomez

Absent:

Francisco Mendoza

Secretary Beretti reviewed the Zoom protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk, Elizabeth Vasquez informed the Planning Commission of correspondence received and distributed for Agenda Item No. 3 – PLN150372 (River View at Las Palmas LLC) and Agenda Item No. 4 – PLN190155 (Ella Industries LLC).

COMMISSIONER COMMENTS AND REQUESTS

Commissioner Daniels asked if there is anything with the development evaluation system that needs to be included in the 6th cycle of the Housing Element Update, please let it be known. Secretary Beretti informed the Commission the letter received from State HCD stating concerns over the development evaluation system and the set percentages for affordable housing and this is included as part of the discussion.

Chair Diehl requested an update on the adoption of the development evaluation system? Secretary Beretti informed the Commission that the development evaluation system is on the Long Range Planning list of things to do, but has not yet been assigned to a Planner.

Commissioner Gomez asked if there are currently any SB 330 ‘Builder’s Remedy’ applications for the development of housing waiting for approval by HCD? Secretary Beretti informed the Commission that they are not aware of any applications at this time.

APPROVAL OF CONSENT CALENDAR

1. Approval of the January 31, 2024 and February 14, 2024 Planning Commission Meeting Minutes.

Public Comment: None

It was moved by Commissioner Gonzalez, seconded by Commissioner Daniels and passed by the following vote to approve the January 31, 2024 and February 14, 2024 Planning Commission Meeting Minutes.

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

NOES: None

ABSENT: Mendoza

ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

2. PLN220063 - CUCCIA COLETTE TR

Public hearing to consider transient use of an existing house and cabin for remuneration (home-stay Short-Term Rental).

Project Location: 28180 Robinson Canyon Rd., Carmel

Proposed CEQA Action: Find the project Categorical Exempt pursuant to CEQA Guidelines Section 15301 and that none of the exceptions listed in Section 15300.1 can be made.

Public hearing to consider transient use of an existing house and cabin for remuneration (home stay Short Term Rental).

Project Location: 28180 Robinson Canyon Rd., Carmel

Proposed CEQA Action: Find the project Categorical Exempt pursuant to CEQA Guidelines

Section 15301 and that none of the exceptions listed in Section 15300.1 can be made.

Mary Israel, Project Planner requested a continuance to a date uncertain to accommodate the applicant’s personal schedule conflicts and allow staff time for additional research.

Public Comment: None

It was moved by Commissioner Monsalve, seconded by Commissioner Daniels and approved by the following vote to continue the hearing on this item to a date uncertain as requested by staff.

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

Gomez, Shaw

NOES: None

ABSENT: Mendoza

ABSTAIN: None

3. PLN150372 - RIVER VIEW AT LAS PALMAS LLC

Continued from the November 8, 2023 Planning Commission hearing, consider a recommendation to the Board of Supervisors on the River View at Las Palmas Residential Subdivision, that it:

- a. Certify the Final Subsequent Environmental Impact Report (SEIR), as augmented September 2023, based on the findings and evidence, and adopt a Statement of Overriding Considerations;
- b. Adopt an amendment to the text of the Las Palmas Ranch Specific Plan (LPRSP) to:
 1. Increase the unit cap from 1,031 to 1,058, to allow for an additional 27 residential lots on Parcel Q;
 2. Add a new Policy 12 in Chapter II, Section C, specifying that Parcel Q shall require 25% of new housing units as affordable, 15% of which shall be on-site and available to moderate-income households and the remaining 10% of which shall be provided through payment of an in-lieu fee;
- c. Approve a vesting Tentative Map to create 27 residential lots, including four moderate income units, and an open space parcel; and
- d. Approve a Use Permit to allow development on slopes in excess of 25%.

Project Location: Vacant 15.64-acre lot within Las Palmas Subdivision #1, south of River Road and west of Country Park Road, within the Las Palmas Ranch Specific Plan area in the Toro Area Plan approximately 1.25 miles west of Spreckels and 0.5 miles east of State Highway 68.

Proposed CEQA action: Recommend the Board of Supervisors certify the Final Subsequent Environmental Impact Report, adopt a Statement of Overriding Considerations, and adopt a Mitigation Monitoring and Reporting Plan.

Zoe Zepp, Project Planner presented the project.

Applicant/Applicant's Representative: Anthony Lombardo

The Commission recessed at 10:27 a.m. and reconvened at 10:40 a.m.

Public Comment: Christine Kemp, Stephen Hurst, Tara Baker, Linda Ipong, Francoise Mc Avinchey, Shelley Donati

It was moved by Commissioner Gomez, seconded by Commissioner Getzelman and passed by the following to adopt a resolution to certify the

Final Subsequent Environmental Impact Report (FSEIR) as augmented in September 2023 for the River View Project (SCH#2017031025); adopt a resolution to amend the text of the Las Palmas Ranch Specific Plan to increase the residential unit cap from 1,031 to 1,058; and add a new Policy 12 in Chapter II, Section C, specifying that Parcel Q shall require 25% of new housing units as affordable, 15% of which shall be on-site and available to moderate-income households and the remaining 10% of which shall be provided through payment of an in-lieu fee; and adopt a resolution to approve a Combined Development Permit, consisting of a Vesting Tentative Map to create 27 residential lots, including four moderate income units, and an open space parcel; a Use Permit to allow development on slopes in excess of 25% for subdivision improvements; and adopt a Mitigation Monitoring and Reporting Plan, with an addition of a construction management plan condition, modification to include 5.2 inclusionary housing with a reduction of in lieu fee which includes for 4 units on site, and the modification to condition number 26, to include language that will require the Applicant/Owner to maintain the existing screening of the eucalyptus trees provided from State Route 6, River Road, Reservation Road and the adjacent neighborhood and trail as well as updating the language with outcome-based language, remove condition number 41 “EHSP03 – Install or Bond Water System Improvements” and update condition 13 to include the following additional language, “ River View at Las Palmas shall develop and maintain a minimum of 3.18 acres, onsite or offsite, for the dispersal of reclaimed wastewater attributable to the project. The location and design of those improvements shall be subject to the approval of HCD-Planning and Regional Water Quality Control Board.”

AYES: Diehl, Daniels, Roberts, Getzelman, Monsalve, Gonzalez, Gomez, Shaw

NOES: Work

ABSENT: Mendoza

ABSTAIN: None

4. PLN190155 - ELLA INDUSTRIES INC

Public hearing to consider an after-the-fact approval for the construction of a private road and installation of associated utilities to serve four parcels on slopes in excess of 25%. Approval would partially clear Code Enforcement violation (21CE00499).

Project Location: Less than ½ mile northeast of the intersection of Lewis Road and Vega Road, Royal Oaks (the nearest address is 146 Vega Road, Royal Oaks).

Proposed CEQA action: Find the project categorically exemption pursuant to CEQA Guidelines Section 15303(d) and no exceptions under Section 15300.2 can be made.

Hya Honorato, Project Planner presented the project.

Applicant's Representative: Jason Retterer, Kacey

Public Comment: Tom Karn, Sarah Karn, Lori Uvalles, Patty Reed

The Commission recessed at 12:39 p.m. and reconvened at 1:31 p.m. All Commissioners present who were present before lunch break.

It was moved by Commissioner Gomez, seconded by Commissioner Getzelman and passed by the following vote to request an initial study, additional details regarding the exact terms of the easement and to continue the hearing on this item to a date uncertain.

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

NOES: None

ABSENT: Mendoza

ABSTAIN: None

5. REF140023 - UPDATE TO ZONING MAPS AND CLASSIFICATIONS

- a. Receive a status update on the project to implement the 2010 General Plan (inland areas of unincorporated Monterey County) land use designations, which necessitates updates to the zoning maps and associated Title 21 additions and amendments; and
- b. Provide input to staff.

Project Location: Countywide (Non-Coastal (Inland) Areas)

Proposed CEQA action: Consider and find this workshop is statutorily exempt per Section 15262 of the CEQA guidelines.

Taylor Price, Project Planner presented the item.

Public Comment: None

The Commission provided input to Staff.

It was moved by Commissioner Daniels and seconded by Commissioner Gomez to find the workshop is statutorily exempt per Section 15262 of the CEQA guidelines.; and receive a status update on the project to implement the 2010 General Plan (inland areas of unincorporated Monterey County) land use designations, which necessitates updates to the zoning maps and associated Title 21 additions and amendments.

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

NOES: None

ABSENT: Mendoza

ABSTAIN: None

**6. PLANNING COMMISSION REFERRAL 19.01 QUARTERLY REPORT OF
AFFORDABLE AND WORKFORCE HOUSING APPLICATIONS RECEIVED BY THE
COUNTY**

Darby Marshall, Housing Program Manager presented the item.

Public Comment: None

No motion as no action is required.

DEPARTMENT REPORT

Secretary Beretti informed the Commission of the appointment of Craig W. Spencer as the new HCD Director and informed the Commission that the Board of Supervisors approved the Ag Land Mitigation ordinance with one change.

ADJOURNMENT

The meeting was adjourned by Chair Diehl at 2:49 p.m.

APPROVED:

/s/ MELANIE BERETTI

MELANIE BERETTI
PLANNING COMMISSION SECRETARY

ATTEST:

BY: Elizabeth Vasquez
ELIZABETH VASQUEZ
PLANNING COMMISSION CLERK

APPROVED ON 07/10/2024