

County of Monterey

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



Meeting Minutes - Final

Wednesday, May 29, 2024

9:00 AM

Monterey Room - 168 W. Alisal, 2nd Floor, Salinas, CA 93901

Monterey County Planning Commission

9:00 A.M. - CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Mendoza.

ROLL CALL

Present:

Christine Shaw

Paul C. Getzelman

Ben Work

Ernesto G. Gonzalez

Francisco Javier Mendoza

Martha Diehl

Etna Monsalve

Katharine Daniels

Amy Roberts

Ramon Gomez arrived at 9:06 am

Secretary Beretti reviewed the Zoom protocols.

PUBLIC COMMENTS

Chair Diehl noted for the record that the Commission received correspondence for non-agenda items from Lisa Baca regarding the Pebble Beach Equestrian Center and from Sharon Wilson regarding the Big Sur Bixby Bridge.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk, Elizabeth Vasquez, informed the Commission of correspondence received and distributed for Agenda Item No. 6 – REF130043 & REF100042 – (VACATION RENTAL ORDINANCES)

COMMISSIONER COMMENTS AND REQUESTS

Commission Gomez and Commissioner Mendoza have received multiple inquiries regarding a property that was damaged due to fire and would like an update on the status of the cleanup of the property.

Commissioner Monsalve shared her concern regarding the scheduling conflict of the Planning Commission and Board of Supervisors meetings and requested that in the future these meetings do not conflict with each other.

APPOINTMENT REMOVALS

1. Remove Emily Tafoya from the North County Land Use Advisory Committee.

Public Comment: Joel Panzer

It was moved by Commissioner Mendoza, seconded by Commissioner Getzelman and passed by the following vote to continue the hearing on this matter to a date uncertain to allow the Planning Commission liaison the opportunity to contact them LUAC members and to allow Staff to prepare a written procedure on how to proceed with these types of matters in the future.

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

NOES: None

ABSENT: None

ABSTAIN: None

APPROVAL OF CONSENT CALENDAR

2. Approval of the April 10, 2024 Planning Commission Meeting Minutes.

It was moved by Commissioner Gomez, seconded by Commissioner Gonzalez and passed by the following vote to approve the April 10, 2024, Planning Commission Meeting Minutes.

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

NOES: None

ABSENT: None

ABSTAIN: Getzelman

9:00 A.M. – SCHEDULED MATTERS

3. PLN210053 - GRIMES CHRISTOPHER TR

Public hearing to consider recommending the Board of Supervisors adopt an ordinance to add a Historic Resources “HR” combining district overlay to an approximately 5.58 acre property, changing the zoning from Rural Density Residential with a density of 40 acres per unit with a Design Control overlay (Coastal Zone) [RDR/40-D (CZ)] to Rural Density Residential with a density of 40 acres per unit with Design Control and Historic Resources overlays (Coastal Zone) [RDR/40-D-HR(CZ)].

Project Location: 51410 Partington Ridge Road, Big Sur (Assessor's Parcel Number 420-221-011-000), Big Sur Coast Land Use Plan, Coastal Zone.

Proposed CEQA action: Find the project qualifies for Class 31 categorical exemptions pursuant to CEQA Guidelines section 15331.

Edgar Sanchez, Project Planner presented the project.

Applicant’s Representative: Joel Panzer

Public Comment: None

It was moved by Commissioner Daniels, seconded by Commissioner Mendoza and passed by the following vote to find the project qualifies for Class 31 categorical exemptions pursuant to CEQA Guidelines section 15331, and that none of the exceptions from section 15300.2 apply; and adopt an ordinance amending Section 48 of the Sectional District Maps of Section 20.08.060 of Title 20 (Monterey County Coastal Implementation Plan) of the Monterey County Code to reclassify a 5.58 acre parcel located directly east of Highway 1 on Partington Ridge Road, respectively, from Rural Density Residential, 40 Acres to a unit, with a Design Control Overlay (Coastal Zone) [RDR/40-D(CZ)] to Rural Density Residential, 40 Acres to a unit, with a Design Control and Historic Resources District Overlay (Coastal Zone) [RDR/40-D-HR(CZ)].

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

NOES: None

ABSENT: None

ABSTAIN: None

4. PLN230299 - CARMEL RESERVE LLC (ONE CARMEL & FORMERLY SEPTEMBER RANCH PARTNERS)

Public hearing to consider a Design Approval for the installation of a 190,000-gallon dark green steel water tank. (Requiring Planning Commission review pursuant to Condition No. 28 of PLN110173-AMD1).

Project Location: 2.5 miles east of Highway 1 on the north side of Carmel Valley Road, between Canada Way & Valley Greens Drive, Carmel Valley

Proposed CEQA action: Consider the certified Final REIR for the September Ranch Subdivision Project (SCH# 1995083033) and Addendum

Kayla Nelson, Project Planner presented the project.

Applicant's Representative: Tony Lombardo

Public Comment: None

It was moved by Commissioner Mendoza, seconded by Commissioner Getzelman and passed by the following vote to consider the certified Final REIR for the September Ranch Subdivision Project (SCH# 1995083033) and Addendum; and approve a Design Approval for one dark green steel 190,000-gallon water storage tank (Requires Planning Commission review pursuant to Condition No. 28 of PLN110173-AMD1).

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

NOES: None

ABSENT: None

ABSTAIN: None

5. PLN230285 - 42 YPD LLC & 44 YPD LLC

Public hearing to consider a Coastal Development Permit to allow a Lot Line Adjustment between two (2) legal lots of record, consisting of: Lot 23 containing 0.97 acres (Assessor's Parcel Number 243-141-014-000) and Lot 22 containing 1.09 acres (Assessor's Parcel Number 243-141-013).

The adjustment will result in an even exchange.

Project Location: 42 & 44 Yankee Point Drive, Carmel

Proposed CEQA action: Find the project categorically exempt from CEQA pursuant to CEQA Guidelines section 15305 and find that none of the exceptions to these exemptions set forth in CEQA Guidelines section 15300.2 applies.

Hya Honorato, Project Planner presented the project.

Applicant's Representative: None

Public Comment: Romina Marazzato

It was moved by Commissioner Daniels, seconded by Commissioner Work and passed by the following vote to find that the project is a minor lot line adjustment, which qualifies as a Class 5 Categorical Exemption pursuant to CEQA Guidelines Section 15305 and there are no exceptions to these exemptions set forth in CEQA Guidelines section 15305; and approve a Coastal Development Permit to allow an equal exchange Lot Line Adjustment between two (2) legal lots of record, consisting of: Lot 23 containing 0.97 acre and Lot 22 containing 1.09 acres.

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

NOES: None

ABSENT: None

ABSTAIN: None

DEPARTMENT REPORT

Secretary Beretti informed the Commission that the Board of Supervisors continued the hearing on the General Plan Housing Element 6th Cycle Update to a date certain of June 11, 2024, to allow the Planning Commission additional time to review and to provide comments at their June 5, 2024, Special Planning Commission Meeting.

The Commission recessed at 10:07a.m. and returned at 1:30 p.m.

1:30 P.M. - SCHEDULED MATTERS**Present:****Paul C. Getzelman****Ben Work****Ernesto G. Gonzalez****Francisco Javier Mendoza****Martha Diehl****Etna Monsalve****Katharine Daniels****Amy Roberts****Ramon Gomez****Absent:****Christine Shaw****Secretary Quenga reviewed the Zoom protocols.****6. REF 100042 [INLAND] & REF 130043 [COASTAL] - VACATION RENTAL ORDINANCES**

Public Hearing to consider a recommendation to the Board of Supervisors to find the Vacation Rental Ordinances consistent with the Final Environmental Impact Report (Final EIR) and certify the Final EIR for the amendments to the Monterey County Code (SCH # 2022080643), to adopt ordinances amending Title 7 (Business Taxes, Licenses and Regulations), adopt a resolution of intent to adopt an ordinance amending Title 20 (Coastal Zoning Ordinances), and to adopt an ordinance amending Title 21 (Non-coastal Zoning Ordinance) to establish a new Chapter 7.120, Section 20.64.290, and Section 21.64.290, and amending Resolution Board No. 01-485 to add item 14 “to the list of compatible uses within Agricultural Preserves” and add item 15 “to the list of compatible uses within Farmland Security Zones.”

Project Location: Countywide**Proposed CEQA action:** Find the vacation rental ordinances consistent with the Final Environmental Impact Report (Final EIR) and recommend that the Board certify the Final Environmental Impact Report (Final EIR) for the amendments to the Monterey County Code (MCC).**Taylor Price, Melanie Beretti and Craig Spencer presented the project.****The Commission recessed at 3:00 p.m. and returned at 3:12 p.m.****Public Comment: Richard Matthews, Ellen Korstanje, Ron Kellermann, Monica Hudson, Bonnie, Glenn Berry, Adrienne Berry, Charles Hawley, Kay Austen, Katharine Wenglikowski, Craig Houx, John Heyl, Romina Marazzato, Joseph Sennish, Jim Zack, Michael Heymann, Lowell, Mike, Susan Struby, Doug Clay, Chris Clark, Molly Erickson, Kathleen Lee, Margie Kay, Tiffany Edwards, Aubrey, Gwen DeAmaral**

It was moved by Commissioner Getzelman, seconded by Commissioner Daniels and passed by the following vote to close the hearing on this item and to continue Planning Commission deliberation on this matter to a date certain of June 12, 2024.

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

NOES: None

ABSENT: Shaw

ABSTAIN: None

ADJOURNMENT

The meeting was adjourned by Chair Diehl at 5:04 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