

County of Monterey

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



Meeting Minutes - Final

Wednesday, November 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 9:04 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Gonzales.

ROLL CALL

Present:

Paul C. Getzelman

Ben Work

Ernesto G. Gonzalez

Francisco Javier Mendoza

Etna Monsalve

Ramon Gomez

Martha Diehl

Amy Roberts

Katharine Daniels

Absent:

Christine Shaw

Secretary Quenga reviewed the Zoom Protocols.

PUBLIC COMMENTS

Marie Kay, Jeanie Ford, Jessica A

Melanie Beretti informed the Planning Commission and the Public that the Planning Commission requested a report on the process to consider moratorium for new visitor serving units in the Big Sur Planning Area and that would likely be before the Planning Commission early 2025 and that the Board of Supervisors did take action on the Vacation Rental regulations and the regulations would be before the Coastal Commission in the first quarter of 2025.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Planning Commission Clerk informed the Commission of correspondence received and distributed for Agenda Item No.1 REF240016 Coastal Zone Updated Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) Regulations, Agenda Item No. 2 PLN210174 Myhre Arvid J Tr Et Al (Aera Energy LLC), and Agenda Item No.3 PLN190439 - YAN SHI & SUN YING

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Daniels requested an update on the Carmel Valley Road construction and signage.

9:00 A.M. – SCHEDULED MATTERS**1. REF240016 - COASTAL ZONE UPDATED ACCESSORY DWELLING UNITS (ADU) AND JUNIOR ACCESSORY DWELLING UNITS (JADU) REGULATIONS.**

Public Hearing to consider recommending the Board of Supervisors amend the Monterey County Local Coastal Program to modify policies and regulations for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs), including the Big Sur Coast Land Use Plan, Carmel Area Land Use Plan, North County Land Use Plan and Monterey County Coastal Implementation Plan, Part 1 the coastal Zoning Ordinance (Title 20), Coastal Zoning, and Part 6, Appendices.

Project Location: All unincorporated areas of the County in the Coastal Zone

Proposed CEQA action: Find statutorily exempt from the California Environmental Quality Act (CEQA) section 15265 for the purpose of local government activities and approvals involving the preparation and adoption of local coastal program amendments.

Edgar Sanchez, Project Planner Presented the item.

The Commission recessed at 10:27 a.m. and returned at 10:40 a.m. All Commissioners present that were present prior to the break.

Public Comment: Joel Panzer, Martha C, Christina McGinnis, Margie Kay, Molly Erikson, Jessica A, Jeanie Ford

It was moved by Commissioner Gomez, seconded by Commissioner Mendoza, and passed by the following vote to adopt a resolution recommending that the Board of Supervisors find the project statutorily exempt pursuant to CEQA Guidelines section 15265; and adopt a Resolution of Intent to amend the Big Sur Coast Land Use Plan to add development standards for accessory dwelling units and junior accessory dwelling units, including a 1,000 square foot size limitation on accessory dwelling units and a prohibition on renting accessory dwelling units for less than 90 days; amend the Carmel Area Land Use Plan policies regarding accessory dwelling units and junior accessory dwelling units, including removing a 40 acre minimum lot size requirement as a development standard for accessory dwelling units; amend the North County Land Use Plan to add policies regarding accessory dwelling units and junior accessory dwelling units, including a 1,200 square foot size limitation on accessory dwelling units and incorporation of water conservations standards for accessory dwelling units and junior accessory dwelling units; and adopt an ordinance amending Monterey County Coastal Implementation Plan Part 1, the coastal Zoning Ordinance (Monterey County Code Title 20), to update regulations relating to accessory dwelling units and junior accessory dwelling units; and Part 6, Appendices, to add Appendix 15.

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

Roberts, Daniels

NOES: None

ABSENT: Shaw

ABSTAIN: None

The Chair requested to hear Agenda Item No. 3 prior to Agenda Item No. 2.

3. PLN190439 - YAN SHI & SUN YING

Public hearing to consider the construction of a 4,601 square foot single-family dwelling inclusive of a basement level three-car garage, a covered front porch and removal of 15 protected trees (6 Coast live oaks and 9 Monterey pines).

Project Location: 1187 Lookout Road, Pebble Beach, Greater Monterey Peninsula Area Plan

Proposed CEQA action: Find the project Categorically Exempt per Section 15303 of the CEQA Guidelines.

Anna Quenga, Project Planner Presented the request for continuance.

Applicant Representative: None

Public Comment: None

It was moved by Commissioner Roberts, seconded by Commissioner Monsalve, and passed by the following vote to continue the hearing on this item to a date certain of January 29, 2025.

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

Roberts, Daniels

NOES: None

ABSENT: Shaw

ABSTAIN: None

2. PLN210174 - MYHRE ARVID J TR ET AL (AERA ENERGY LLC)

Public hearing to consider construction of an approximately 35.5-acre 11 megawatt alternating current solar photovoltaic facility and associated site improvements including development on slopes exceeding 25 percent.

Project Location: 66880 Sargents Road, San Ardo.

Proposed CEQA Action: Consider and adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074.

Fionna Jensen, Project Planner Presented the item.

Applicant Representative: Andrew

Public Comment: Brian Shields

It was moved by Commissioner Work, seconded by Commissioner Getzelman, and passed by the following vote to continue the hearing on this item to January 8, 2025 to address matters raised n public comment on the project.

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

NOES: None

ABSENT: Shaw

ABSTAIN: None

OTHER MATTERS

None

DEPARTMENT REPORT

None

ADJOURNMENT

The meeting was adjourned by Chair Diehl at 12:06 p.m.

APPROVED:

/s/ Melanie Beretti

Planning Commission Secretary

ATTEST:

BY: /s/ Melissa McDougal

Planning Commission Clerk

APPROVED ON: 01/08/25

