

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, August 11, 2021

9:00 AM

Monterey County Planning Commission

Etna Monsalve, Chair

Martha Diehl, Vice Chair

Craig Spencer, Secretary

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Ambriz at 9:00 a.m.

This meeting was conducted via teleconference using Zoom.

ROLL CALL**Present:**

Martha Diehl

Rich Coffelt

Paul C. Getzelman

Etna Monsalve

Katharine Daniels

Ana Ambriz

Francisco Javier Mendoza

Ernesto Gonzalez

Amy Roberts

Absent:

None

Planning Commission Secretary Erik Lundquist went over the procedures for the Zoom hearing.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Felicia Silveira informed the Commission public comment for Agenda Item No. 3 – Big Sur Land Use Plan Update.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Mendoza trash on the side of the road in North Monterey County and wanted to see if the County could put signs of the fine. Also, garbage trucks leave litter when driving away.

Commissioner Diehl asked if the meeting could be adjourned in memory of Alfred Diaz-Infante.

APPROVAL/ACCEPTANCE OF MINUTES

- A. Acceptance of the July 31, 2019 Planning Commission Meeting Minutes

It was moved by Commissioner Gonzales and seconded by Commissioner Coffelt and passed by the following vote to approve the July 31, 2019 Planning

Commission Meeting Minutes:

AYES: Coffelt, Getzelman, Mendoza, Monsalve, Diehl, Gonzales, Daniels, Roberts

NOES: None

ABSENT: None

ABSTAIN: Ambriz

9:00 A.M. – SCHEDULED MATTERS

1. PLN040103 EXT 1 - HANSEN JAMES AND PLISKA ALAN T (COUNTRY LAKE ESTATES)

Consider a six-year extension of a Vesting Tentative Map for the Country Lake Estates Subdivision. This hearing was continued from the August 11, 2021 Planning Commission meeting.

Project Location: 70850 and 70970 New Pleyto Road, Bradley

CEQA Action: No CEQA action is needed since the request is withdrawn.

Michelle Huang, Assistant Planner presented this matter indicating that the application has been withdrawn.

Applicant’s Agent: None

Public Comment: None

No action taken due to the Applicant withdrawing this project

2. PLN200300 - CONANT LLC

Public hearing to consider a Combined Development Permit to allow the repair and alteration of siding, doors, and windows on a historic single-family dwelling; demolition of a detached two-story guesthouse including after the fact approval of the demolition of the second story of the guesthouse and completion of the demolition of the lower-level; construction of a new 844 square foot guesthouse/pool house in the same location as guesthouse being demolished; property improvements consisting of a new garage roof and door installation, construction of a new outdoor pool and outdoor garden area; and development within 750 feet of archaeological resource.

Project Location: 48158 Highway 1 (APN 420-171-014-000), Coastlands, Big Sur Coast Land Use Plan, Coastal Zone

Proposed CEQA Action: Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.

Sandra Villatoro, Assistant Planner presented this item.

Applicant’s Agent: Robert Carver, Studio Carver

Public Comment: None

It was moved by Commissioner Diehl to find the project categorically exempt from CEQA and approve the project with the removal of condition 4 and 5, seconded by Commissioner Daniels and passed by the following vote:

AYES: Coffelt, Getzelman, Mendoza, Daniels, Monsalve, Diehl, Gonzales,

Ambriz, Roberts

NOES: None

ABSENT: None

ABSTAIN: None

3. BIG SUR COAST LAND USE PLAN UPDATE WORKSHOP 2

Conduct a public workshop to review and provide direction on the draft Big Sur Coast Land Use Plan update prior to environmental review.

Project Location: Big Sur Coastal Planning Area

Proposed CEQA action: A planning workshop is exempt per CEQA Guidelines Section 15262.

John Dugan, Management Specialist presented this item.

Management Specialist Dugan responded to all questions from the first Workshop.

Public Comment: Dick Ravich, Pam Silkwood, David Smiley, Tim Green, Chris Bjornstad, Marcus Foster, Tauria Linala, Mike Caplin, Lowell Strauss.

Commission recessed from 10:53 a.m. to 11:03 a.m.

Roll Call: All Commissioners present.

Public Comment continued: Steve Beck, Anneliese Agren, Connie McCoy, Dick Ravich

The Planning Commission proceeded to review sections of the draft Big Sur Land Use Plan.

Fuel Management Section

Public Comment: Mike Caplin, Tauria Linala, Dick Ravich

Commission recessed from 12:05 p.m. to 1:05 p.m.

Roll Call: All Commissioners present except for Commissioner Monsalve.

Housing and Affordable Housing Section

Public Comment: Pam Silkwood, Steve Beck, Marcus Foster

Highway 1 Section

Public Comment: Marcus Foster, Tauria Linala

It was moved by Commissioner Daniels, seconded by Commissioner Roberts and passed by the following vote to create an ad hoc subcommittee of the Planning Commission to provide recommendations and next steps to bring back to the full Planning Commission.

AYES: Coffelt, Getzelman, Duflock, Mendoza, Daniels, Monsalve, Diehl, Gonzales, Ambriz, Roberts

NOES: None

ABSENT: None

ABSTAIN: None

Chair Ambriz appoints Commissioner Diehl, Commissioner Monsalve, Commissioner Daniels and herself to the ad hoc subcommittee.

NO MOTION REQUIRED

OTHER MATTERS

- 4. MONTEREY COUNTY PLANNING COMMISSION NOMINATION COMMITTEE**
Appointment of a new Vice Chair position

Commissioner Mendoza has been appointed as Vice Chair and passed with the following vote:

AYES: Coffelt, Getzelman, Duflock, Mendoza, Daniels, Monsalve, Diehl, Gonzales, Ambriz, Roberts

NOES: None

ABSENT: None

ABSTAIN: None

DEPARTMENT REPORT

Secretary, Erik Lundquist went over the upcoming hearing schedules and advised the Planning Commission will return to teleconference Zoom hearings.

Chair Ambriz adjourned this meeting in honor of Alfred Diaz Infante with the reading of a statement.

ADJOURNMENT

The meeting was adjourned at 12:29 p.m.

APPROVED:

/S/ ERIK LUNDQUIST

ERIK LUNDQUIST

PLANNING COMMISSION SECRETARY

ATTEST:

BY: *Felicia Silveira* _____

FELICIA SILVEIRA

PLANNING COMMISSION CLERK

APPROVED ON 11/10/2021