

# **County of Monterey**

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



## **Meeting Minutes - Final**

**Wednesday, April 24, 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 9:02 a.m.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Getzelman.

**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 Quenga 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. 1 – Monterey County General Plan Implementation and Housing Element Annual Progress Report, Agenda Item No. 3 – PLN220137 (Shaughnessy Thomas E & Pamela A), and Agenda Item No. 6 – Pebble Beach Equestrian Center.

**COMMISSIONER COMMENTS AND REQUESTS**

Commissioner Daniels asked about the Special Workshop for the 6th Draft Cycle Housing Element Update.

**9:00 A.M. – SCHEDULED MATTERS****1. REF240009 - MONTEREY COUNTY GENERAL PLAN IMPLEMENTATION AND HOUSING ELEMENT ANNUAL PROGRESS REPORT**

- a. Receive the 2023 Annual Progress Report for the Monterey County General Plan(s);
- b. Receive the 2023 Annual Progress Report for the 2015-2023 Housing Element; and
- c. Consider and provide input regarding the Five-Year Long-Range Planning Work Program.

**Proposed CEQA Action:** Not a project per Sections 15060(c)(1) and 15378(b)(4) of the CEQA Guidelines.

**Melanie Beretti, Acting Chief of Planning and Darby Marshall, Housing Program Manager presented the item.**

**Public Comment: Laura**

**No action required for the item.**

**The Commission recessed at 10:28 a.m. and returned at 10:43 a.m. All Commissioners present who were present before recess.**

**2. PLN220117 - DOLORES PASS LLC**

Continued from October 25, 2023, and January 10, 2024, public hearing to consider demolition of a 367 square foot detached garage; construction of a 3,810 square foot single family residence, inclusive of a 441 square foot garage and 158 square foot basement; removal of 5 protected trees (3 landmark size Monterey pines and 2 Coast live oaks); development on slopes over 30%; and development within 750 of known archaeological resources.

**Project Location:** 24726 Dolores Street, Carmel, CA 93923

**Proposed CEQA action:** Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and none of the exceptions from section 15300.2 apply to the project.

**Benjamin Moulton, project planner presented the project.**

**Applicant Representative: Angie Phares**

**Public Comment: Martin Ragnoe**

**It was moved by Commissioner Gomez, seconded by Commissioner Getzelman and passed by the following vote to find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and none of the exceptions from section 15300.2 apply to the project; and Approve a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow demolition of a 367 square foot detached garage; the construction of a 3,810 square foot single family dwelling, inclusive of a 441 square foot garage and 158 square foot**

basement, and associated site improvements; Coastal Development Permit to allow removal of five trees, consisting of three landmark size Monterey pine, and two (2) Coast live oak; a Coastal Development Permit to allow development on slopes in excess of 30%; and a Coastal Development Permit to allow development within 750 feet of known archaeological resources with the corrections the finding 1, evidence o, and finding 5 evidence a, evidence e and evidence f to the updated number of trees listed for removal and removal of language for removal of Tree #119 and updated language regarding drainage and pre-existing basement.

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

**NOES:** None

**ABSENT:** Mendoza

**ABSTAIN:** None

**3. PLN220137 - SHAUGHNESSY THOMAS E & PAMELA A**

Public hearing to consider transient use of residential property (existing single-family dwelling), commonly known as a short-term rental.

**Project Location:** 2862 Oak Knoll Road, Pebble Beach, Greater Monterey Peninsula Area Plan

**Proposed CEQA Action:** Finding the project statutorily exempt pursuant to CEQA Guidelines Section 15270.

**Fionna Jensen, project planner presented the project.**

**Applicant:** Thomas Shaughnessy

**Public Comment:** Richard Matthews

It was moved by Commissioner Roberts, seconded by Commissioner Shaw and passed by the following vote to find the project statutorily exempt pursuant to CEQA Guidelines Section 15270; and deny an Administrative Permit to allow transient use of residential property (existing single-family dwelling), commonly known as a short-term rental.

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

**NOES:** None

**ABSENT:** Mendoza

**ABSTAIN:** None

The Commission recessed at 12:04 p.m. and resumed the meeting at 1:03 p.m. All Commissioners present who were present before lunch.

**4. REF240002 - COUNTY OF MONTEREY (REBUILD OF PROPERTIES AFFECTED BY FIRE)**

Receive a report on properties affected by Wildfires from 2015 to current.

**Project Location:** Toro Area Plan, Carmel Valley Master Plan, and Big Sur Coast Land Use Plan

**Proposed CEQA action:** Not a project pursuant to Section 15378 of the CEQA Guidelines.

**Elizabeth Gonzales, project planner presented the project.**

**Public Comment: Kathleen Lee**

**It was moved by Commissioner Daniels, seconded by Commissioner Monsalve and approved to continue the hearing in this item to a date uncertain to allow Staff additional time for review.**

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

**NOES: None**

**ABSENT: Mendoza**

**ABSTAIN: None**

**5. MONTEREY COUNTY PLANNING COMMISSION RULES FOR THE TRANSACTION OF BUSINESS**

- a. Consider the Monterey County Planning Commission Rules for the Transaction of Business; and
- b. Provide direction to staff.

**Melanie Beretti, project planner presented the project.**

**Public Comment: None**

**The Commission provided directions to Staff to return with an updated redline version of the Planning Commission Transaction of Business at a future meeting.**

**6. PEBBLE BEACH EQUESTRIAN CENTER**

- a. Receive a report regarding the Pebble Beach Equestrian Center.

**Anna Quenga, project planner presented the project.**

**Public Comment: Mark Stillwell, Kirsten Stember, Laura Fenwick, Louis Hazard, Kathleen Lee, Andrew A. Turnbull, Lisa Baca, Richard Parrish, Thea Montella, Ashley Kelly, Jane VanderWerf, Steven Brown**

**The Commission received the report, no action required.**

**DEPARTMENT REPORT**

**Secretary Beretti informed the Commission that the Board of Supervisors continued**

the hearing on PLN220090 - Garrapata Bridge Rail item to a date certain of May 7, 2024.

**ADJOURNMENT**

Chair Diehl adjourned the meeting at 3:21 p.m.

**APPROVED:**

/s/ ANNA QUENGA

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ANNA QUENGA  
PLANNING COMMISSION SECRETARY

**ATTEST:**

BY: Elizabeth Vasquez  
ELIZABETH VASQUEZ  
PLANNING COMMISSION CLERK

**APPROVED ON** 07/10/2024