

County of Monterey

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



Meeting Minutes - Draft

Wednesday, August 14, 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 9:00 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Gomez.

ROLL CALL

Present:

Christine Shaw

Paul C. Getzelman

Ben Work

Ernesto G. Gonzalez

Francisco Javier Mendoza (Via Zoom per AB 2449)

Martha Diehl

Etna Monsalve

Ramon Gomez

Absent:

Amy Roberts

Katharine Daniels

Secretary Beretti reviewed the Zoom protocols.

PUBLIC COMMENTS

Jannie Ford

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Planning Commission Clerk informed the Commission of correspondence received for Agenda Item No. 7, PLN220214 – Dublin and Agenda Item No. 8, PLN2300288 – Glass.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Diehl informed the public and the Commission that the referral made by Commissioner Daniels on exploring and explaining the possibilities for moratorium on visitor serving units in Big Sur is still pending.

APPROVAL OF CONSENT CALENDAR

- 1. LAND USE ADVISORY COMMITTEE (LUAC) REAPPOINTMENTS AND RESIGNATIONS**
- 2. Appoint Molly McGee to the Greater Monterey Peninsula Land Use Advisory Committee.**
- 3. Adopt modifications to the Monterey County Planning Commission Rules for the Transaction of Business and provide direction to staff as appropriate.**

Public Comment: None

It was moved by Commissioner Monsalve, seconded by Commissioner Gomez and passed by the following vote to approve the consent calendar.

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

NOES: None

ABSENT: Roberts, Daniels

ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

- 4. Receive a verbal presentation from the Transportation Agency of Monterey County (TAMC) providing a status update on the Scenic Highway 68 Corridor Improvement Project.

Doug Bilse with TAMC presented the item.

Public Comment: Ches Moore, Dwight Stump

The Commission received the presentation.

- 5. **PLN220251 - ARDUA 31 LLC**
Continued from the June 26, 2024 Planning Commission meeting, public hearing to consider construction of a 6,396 square foot single family dwelling inclusive of a 984 square foot attached garage and associated site improvements including a motor court, parking area, 3 patios, a courtyard, walkways that surround the property, approximately 540 cubic yards of cut and 400 cubic yards of fill, removal approximately 41 protected Monterey pines, and a request for reasonable accommodation.

Project Location: 1272 Viscaino Road, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone.

Proposed CEQA action: Consider the project exempt from CEQA pursuant to section 15303, new structures.

Zoe Zepp, Project Planner presented the request for continuance.

Applicant Representative: Dan Mansur

Public Comment: None

It was moved by Commissioner Gomez, seconded by Commissioner Monsalve, and passed by the following vote to continue the hearing on this item to a date uncertain.

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

NOES: None

ABSENT: Roberts, Daniels

ABSTAIN: None

6. 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 (ADU's) and Junior Accessory Dwelling Units (JADU's), 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.

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 request for continuance.

Public Comment: Martha Chavarria

It was moved by Commissioner Monsalve, seconded by Commissioner Gonzalez, and passed by the following vote to continue the hearing on this item to the September 25, 2025 Planning Commission Meeting.

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

NOES: None

ABSENT: Roberts, Daniels

ABSTAIN: None

The Commission recessed at 10:16 a.m. and returned at 10:30 a.m. All Commissioners present that were present before the recess.

7. PLN220214 - DUBLIN F2, INC.

Public hearing to consider the construction of a two-story single family dwelling with an attached garage (approximately 8,864 square feet) and a detached Accessory Dwelling Unit (1,200 square feet) within the Visual Sensitivity district. The project includes the removal of 35 Coast live oak trees, including one landmark tree, and development on slopes in excess of 25 percent (7,000 square feet).

Project Location: 27155 Upper Forty Dr., Carmel, Greater Monterey Peninsula Area Plan

Proposed CEQA action: Find the project Categorically Exempt per Section 15303(a) of the CEQA Guidelines and none of the exceptions under section 15300.2 can be made.

Mary Israel, Project Planner presented the item.

Conner Cappi with Environmental Health.

Applicant Representative: Peter Rosado, Taz Harvey

Public Comment: None

It was moved by Commissioner Gomez, seconded by Commissioner Getzelman, and passed by the following vote to find the project is limited development consisting of new construction of a single-family dwelling and habitable accessory structure which qualify as a Class 3 Categorical Exemption per Section 15303 (a) of the CEQA Guidelines and none of the exceptions under Section 15300.2 apply; and approve a Combined Development Permit consisting of an Administrative Permit and Design Approval to allow the construction of a two story single family dwelling with an attached garage (8,864 square feet) with an Accessory Dwelling Unit (1,200 square feet) in the Visual Sensitivity "VS" zoning district, a Use Permit to allow the removal of up to 35 Coast live oak trees including one landmark tree (34 inches in diameter); and a Use Permit to allow approximately 7,000 square feet of development on slopes greater than 25 percent, with the addition of an Indemnification Agreement Condition, which would be added as condition number 17.

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

NOES: None

ABSENT: Roberts, Daniels

ABSTAIN: None

8. PLN230288 - GLASS TIMOTHY JOHN & CONSTANCE

Consider the construction of a 3,469 square foot three-story single-family dwelling with an attached 1,029 square foot three-car garage and attached 346 square foot carport and associated site improvements. The project includes the removal of eight Monterey pine and one Coast live oak trees and development within 750 feet of known archaeological resources.

Project Location: 124 Fern Cyn Road, Carmel

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and that none of the exceptions to these exemptions set forth in CEQA Guidelines section 15300.2 apply.

Hya Honorato, Project Planner presented the item.

Applicant Representative: Sam Pitnick

Public Comment: None

It was moved by Commissioner Gomez, seconded by Commissioner Shaw, 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 that none of the exceptions to these exemptions set forth in CEQA Guidelines

section 15300.2 apply; and approve a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow the construction of a three-story 3,469 square foot single-family dwelling with an attached 1,029 square foot three-car garage, attached 346 square foot carport and associated site improvements, a Coastal Administrative Permit for the development within 750 feet of known archaeological resources; and a Coastal Development Permit for the removal of eight Monterey pine and one Coast live oak trees.

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

NOES: None

ABSENT: Roberts, Daniels

ABSTAIN: None

OTHER MATTERS

None.

DEPARTMENT REPORT

Secretary Beretti provided the Commission with an update the following items: Staff are still reviewing the Pebble Beach Company Equestrian Center and still have a hold on the issuance of the demolition permit; the Board of Supervisors approved the River View Project with two onsite moderate units and two onsite low-income duplexes; the Housing Element has been published for a 7 day review period and the Vacation Rental Ordinance is on scheduled to be heard by the Board of Supervisors on August 27, 2024.

ADJOURNMENT

The meeting was adjourned by Chair Diehl at 11:43 a.m.

APPROVED:

/s/ Melanie Beretti

Melanie Beretti
Planning Commission Secretary

ATTEST:

BY: /s/ Melissa McDougal

Melissa McDougal
Planning Commission Clerk

APPROVED ON: 9-11-24