

# **County of Monterey**

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



## **Meeting Agenda - Final**

**Wednesday, October 30, 2024**

**9:00 AM**

**Monterey County Planning Commission**

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Planning Commission alternative actions on any matter before it.

In addition to attending in person, public participation will be available by ZOOM and/or telephonic means:

You may participate through ZOOM. For ZOOM participation please join by computer audio at: <https://montereycty.zoom.us/j/95316276581>

OR to participate by phone call any of these numbers below:

- + 1 669 900 6833 US (San Jose)
- + 1 346 248 7799 US (Houston)
- + 1 312 626 6799 US (Chicago)
- + 1 929 205 6099 US (New York)
- + 1 253 215 8782 US
- + 1 301 715 8592 US

Enter this Meeting ID number 953 1627 6581 when prompted.

**PLEASE NOTE: IF ALL COMMISSIONERS ARE PRESENT IN PERSON, PUBLIC PARTICIPATION BY ZOOM IS FOR CONVENIENCE ONLY AND IS NOT REQUIRED BY LAW. IF THE ZOOM FEED IS LOST FOR ANY REASON, THE MEETING MAY BE PAUSED WHILE A FIX IS ATTEMPTED BUT THE MEETING MAY CONTINUE AT THE DISCRETION OF THE CHAIRPERSON.**

If you choose not to attend the Planning Commission meeting in person, but desire to make general public comment, or comment on a specific item on the agenda, you may do so in two ways:

- a. Submit your comment via email by 5:00 p.m. on the Tuesday prior to the Planning Commission meeting. Please submit your comment to the Clerk at [phearingcomments@co.monterey.ca.us](mailto:phearingcomments@co.monterey.ca.us) . In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Planning Commission Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.
- b. You may participate through ZOOM or telephonically. For ZOOM or telephonic participation please join by computer audio using the links above.

**DOCUMENT DISTRIBUTION:** Documents related to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting shall be available for public inspection at the meeting the day of the Planning Commission meeting and in the Housing and Community Development Office located at 1441 Schilling Place, 2nd Floor, Salinas California. Documents submitted in-person at the meeting, will be distributed to the Planning Commission. All documents

submitted by the public at the meeting the day of the Planning Commission must have no less than sixteen (16) copies. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

**ALTERNATIVE FORMATS:** If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the Monterey County Housing and Community Development at (831) 755-5025.

**INTERPRETATION SERVICE POLICY:** The Monterey County Planning Commission invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the Monterey County Housing and Community Development Department by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting.

**NOTE:** All agenda titles related to numbered agenda items are live web links. Click on the title to be directed to the corresponding staff report and associated documents.

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas de la Comisión de Planificación sobre cualquier asunto que se le haya sometido.

Además de asistir en persona, la participación del público estará disponible por ZOOM y/o medios telefónicos:

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en: <https://montereycty.zoom.us/j/95316276581>

O para participar por teléfono, llame a cualquiera de estos números a continuación:

- + 1 669 900 6833 US (San Jose)
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- + 1 253 215 8782 US
- + 1 301 715 8592 US

Presione el código de acceso de reunión: 953 1627 6581 cuando se le solicite.

**TENGA EN CUENTA: SI TODOS LOS COMISIONADOS ESTÁN PRESENTES EN PERSONA,**

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**LA PARTICIPACIÓN PÚBLICA DE ZOOM ES SOLO POR CONVENIENCIA Y NO ES REQUERIDA POR LA LEY. SI LA TRANSMISIÓN DE ZOOM SE PIERDE POR CUALQUIER MOTIVO, LA REUNIÓN PUEDE PAUSARSE MIENTRAS SE INTENTA UNA SOLUCIÓN, PERO LA REUNIÓN PUEDE CONTINUAR A DISCRECIÓN DEL PRESIDENTE DE LA REUNIÓN.**

Si decide no asistir a la reunión de la Comisión de Planificación en persona, pero desea hacer comentarios públicos generales o comentar sobre un tema específico de la agenda, puede hacerlo de dos maneras:

- a. Envíe su comentario por correo electrónico antes de las 5:00 p.m. del martes anterior a la reunión de la Comisión de Planificación. Por favor, envíe su comentario al asistente de la Comisión de Planificación a: [pchearingcomments@co.monterey.ca.us](mailto:pchearingcomments@co.monterey.ca.us) . En un esfuerzo por ayudar al asistente a identificar el tema de la agenda relacionado con su comentario público, indique en la Línea de Asunto, la audiencia de la reunión (ejemplo, la Junta de la Comisión de Planificación) y número de artículo (ejemplo, artículo n.º 10). Su comentario se incluirá en el registro de la reunión.
- b. Puede participar a través de ZOOM o telefónicamente. Para ZOOM o participación telefónica, únase por audio de computadora utilizando los enlaces anteriores.

**DISTRIBUCIÓN DE DOCUMENTOS:** Los documentos relacionados con los temas de la agenda que se distribuyan a la Comisión de Planificación menos de 72 horas antes de la reunión estarán disponibles para inspección pública en la reunión el día de la reunión de la Comisión de Planificación y en la Oficina de Vivienda y Desarrollo Comunitario ubicada en 1441 Schilling Place, 2nd Floor, Salinas California. Los documentos presentados en persona en la reunión se distribuirán a la Comisión de Planificación. Todos los documentos presentados por el público en la reunión del día de la Comisión de Planificación deben tener no menos de dieciséis (16) copias. Las observaciones recibidas después del tema del programa pasarán a formar parte del acta si se reciben antes de que finalice la sesión.

**FORMATOS ALTERNATIVOS:** Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en implementación de la misma. Para obtener información sobre cómo, a quién y cuándo una persona con una discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede hacer una solicitud de modificación o adaptación relacionada con la discapacidad, incluidas las ayudas o servicios auxiliares, o si tiene alguna pregunta sobre cualquiera de los temas enumerados en esta agenda, llame al Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey al (831) 755-5025.

**POLÍZA DE SERVICIO DE INTERPRETACIÓN:** Los miembros de la Comisión de Planificación del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un intérprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del

**Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, segundo piso sur, Salinas – o por teléfono al (831) 755-5025. La asistente hará el esfuerzo para acomodar los pedidos de asistencia de un intérprete. Los pedidos se deberán hacer lo más pronto posible, y no más de lo mínimo de 24 horas de anticipo para cualquier reunión.**

**NOTA: Todos los títulos de la agenda relacionados con los puntos numerados de la agenda son enlaces web en vivo. Haga clic en el título para dirigirse al informe del personal correspondiente y los documentos asociados.**

**COMENTARIO PÚBLICO: Los miembros del público pueden dirigir comentarios a la Comisión de Planificación sobre cada punto del orden del día. El momento de los comentarios públicos será a discreción del presidente.**

**PUBLIC COMMENT: Members of the public may address comments to the Planning Commission concerning each agenda item. The timing of public comment shall be at the discretion of the Chair.**

**NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.**

**9:00 A.M. - CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Christine Shaw  
Paul C. Getzelman  
Ben Work  
Ernesto G. Gonzalez  
Francisco Javier Mendoza  
Martha Diehl  
Etna Monsalve  
Katharine Daniels  
Ramon Gomez  
Amy Roberts

**PUBLIC COMMENTS**

This is a time set aside for the public to comment on a matter that is not on the agenda.

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

The Commission Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Planning Commission as provided in Sections 54954.2 of the California Government Code.

**COMMISSIONER COMMENTS, REQUESTS AND REFERRALS**

This is a time set aside for the Commissioners to comment, request, or refer a matter that is on or not on the agenda.

**APPROVAL OF CONSENT CALENDAR**

**1. NATIVE AMERICAN AND ARCHAEOLOGICAL RESOURCES TECHNICAL ADVISORY PANEL (NAARTAP) REAPPOINTMENTS**

**Attachments:**     [Staff Report](#)  
                          [Exhibit A - NAARTAP Reappointment Letters](#)

**1.1 Approval of the August 28, 2024, September 11, 2024 and September 25, 2024 Planning Commission Meeting minutes.**

**Attachments:** [Staff Report](#)  
[Draft PC Meeting Minutes 080824](#)  
[Draft PC Meeting Minutes 091124](#)  
[Draft PC Meeting Minutes 092524](#)

## **9:00 A.M. – SCHEDULED MATTERS**

### **2. PLN190091 - ROBERT LOUIS STEVENSON SCHOOL**

Public hearing to consider the Robert Louis Stevenson School Campus Build-Out Plan, including the construction, replacement and expansion of institutional buildings and construction of student and faculty housing within 100 feet of environmentally sensitive habitat areas. Buildout includes the removal of 132 protected trees.

**Project Location:** 3152 Forest Lake Road [Unit B, Unit C, Unit D, Unit E]; 1235, 1239, 1241 and 1243 Faculty Drive; 3151 Forest Lake Road; 1271 and 1275 Viscaino Road; 1223 Bristol Lane; 1225 and 1227 Silver Court; and 1201 and 1203 Benbow Place, Pebble Beach

**Proposed CEQA Action:** Consider adoption of a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines

**Attachments:** [Staff Report](#)  
[Exhibit A - Project Data Sheet](#)  
[Exhibit B - Discussion](#)  
[Exhibit C - Draft Resolution](#)  
[Exhibit D - Legal Lot Boundaries-Main Campus](#)  
[Exhibit E - Zoning Map](#)  
[Exhibit F - Campus Plan Summary \(excerpt from Full Plan Set\)](#)  
[Exhibit G - Land Use Advisory Committee Minutes](#)  
[Exhibit H - Mitigated Negative Declaration](#)  
[Exhibit I - Biological Report](#)  
[Exhibit J - Forest Management Plan](#)

### **3. PLN210061 - JOHNSON HAL W JR & ALLISON H**

Public hearing to consider variances to reduce the front setbacks and allow construction of a 4,921 square foot single-family residence, inclusive 803 square feet of non-habitable space for an attached garage and a mechanical room, and associated site improvements on slopes in excess of 30% and within 50 feet of a coastal bluff and 750 feet of known archaeological resources. Site improvements include removal of 6 protected trees; grading of 2,305 cubic yards of cut and 355 cubic yards of fill; a foundation system consisting of micropiles and soil nails; driveway and flatwork; retaining walls; an emergency fire access stairway; paving of the access road leading to the site; and utility improvements consisting of installation of a septic tank, centralized water quality treatment for Highway 1 Water Distribution System #12, an approximately 400 lineal feet sewer line.

**Project Location:** 226 Highway 1, Carmel, Carmel Area Land Use Plan, Coastal Zone

**Proposed CEQA action:** Adopt a Mitigated Negative Declaration pursuant to section 15074 of the CEQA Guidelines and adopt a Mitigation Monitoring and Reporting Plan

- Attachments:**
- [Staff Report](#)
  - [Exhibit A - Discussion](#)
  - [Exhibit B - Draft Resolution](#)
  - [Exhibit C - Clarified and Amplified Initial Study & Mitigated Negative Declaration](#)
  - [Exhibit D - Construction Impact Assessment & Tree Management Plan \(LIB210215\)](#)
  - [Exhibit E - Draft Landscaping, Exterior Lighting, Grading, Erosion Control, and Utility Plans](#)
  - [Exhibit F - Carmel Unincorporated-Highlands LUAC Meeting Minutes](#)
  - [Exhibit G - Public Comments](#)
  - [Exhibit H - Applicant Civil Engineer & Archaeologist Response Letters](#)
  - [Exhibit I - Vicinity Maps, including Mutual Water System and Sewer System](#)
  - [Exhibit J - Site Photos](#)
  - [Exhibit K - Photo - Simulations](#)

**4. PLN210306 - CARMEL SELF STORAGE LLC**

Public hearing to consider construction of an 71,540 square foot two-story self-storage facility with an office and bathroom (5 buildings), removal of one oak tree, and associated drainage, driveway, and fencing improvements partially within 200 feet of the Carmel River floodplain.

**Project Location:** terminus of Center Street near corner with Berwick, Carmel Valley, Carmel Valley Master Plan

**Proposed CEQA action:** Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines



- Attachments:**
- [Staff Report](#)
  - [Exhibit A - Discussion](#)
  - [Exhibit B - Draft Resolution](#)
  - [Exhibit C - Vicinity Map](#)
  - [Exhibit D - Carmel Valley LUAC Meeting Minutes for May 1, 2023](#)
  - [Exhibit E - Public Review Draft Initial Study-Mitigated Negative Declaration](#)
  - [Exhibit F - CEQA Comments](#)
  - [Exhibit G - Redline Version of the IS-MND](#)
  - [Exhibit H - Public Comments on the Project Zoning Administrator Hearing Notice](#)
  - [Exhibit I - Access Easement Illustration](#)
  - [Exhibit J - Letter from applicant on possible trail, aesthetic concerns of the LUAC](#)

**OTHER MATTERS**

**DEPARTMENT REPORT**

**ADJOURNMENT**