

County of Monterey

Monterey County Planning Commission
Monterey County Government Center - Cayenne Conference Room
1441 Schilling Place, 1st Floor



Meeting Agenda - Final

Wednesday, April 12, 2023

9:00 AM

Monterey County Planning Commission

Etna Monsalve, Chair
Martha Diehl, Vice Chair
Craig Spencer, Secretary

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/94622789499>

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
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Enter this Meeting ID number 946 2278 9499 when prompted

PUBLIC COMMENT: Please submit your comment (limited to 250 or less) to the Clerk at 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.

Public Comment Prior to Tuesday at 2:00 PM will be distributed to the Planning Commission via email.

Public Comment submitted during the meeting can be submitted at any time and every effort will be made to read your comment into the record, but some comments may not be read due to time limitations. 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 located in the Monterey County Government Center, 1441 Schilling Place, 2nd Floor South, Salinas - or 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.

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/94622789499>

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

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Presione el código de acceso de reunion: 946 2278 9499 cuando se le solicite y la contraseña: # cuando se le solicite.

COMENTARIO PÚBLICO: Por favor envíe su comentario (limitado a 250 palabras o menos) al personal de la reunión de la Comisión de Planificación al correo electrónico: phearingcomments@co.monterey.ca.us En un esfuerzo por ayudar al personal, indique en la línea de asunto, la audiencia de la reunión (por ejemplo, Comisión de Planificación) y el número de la agenda (por ejemplo, el No. de agenda 10). Su comentario se incluirá en el registro de la reunión de la Comisión de Planificación.

Los comentarios públicos recibidos antes del martes a las 2 p.m. anterior a la reunión de la Comisión de Planificación del Condado de Monterey se distribuirán a los miembros por correo electrónico.

El comentario público enviado durante la reunión se puede enviar en cualquier momento y se hará todo lo posible para leer su comentario en el registro, pero algunos comentarios pueden no leerse debido a limitaciones de tiempo. Los comentarios recibidos después del tema de la agenda se incluirán en el registro si se reciben antes de que finalice la junta.

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 interprete, 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 interprete. Los pedidos se deberán hacer lo mas pronto posible, y a lo mínimo 24 horas de anticipo para cualquier reunion.

BREAKS will be taken approximately at 10:15 a.m. and 3:00 p.m.

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

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

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 AND REQUESTS

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

1. PLANNING COMMISSION REFERRALS

Attachments: [PC REFERRAL SPREADSHEET 04-12-23](#)

9:00 A.M. – SCHEDULED MATTERS

2. PLN210203 - KANI

Continued from the March 29, 2023 Planning Commission Hearing. Public hearing to consider renovation of the exterior and interior of an existing three-story, 3,034 square foot legal non-conforming single-family dwelling with associated site improvements.

Project Location: 26398 Isabella Avenue, Carmel, Carmel Area Land Use Plan, Coastal Zone

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

Attachments: [Staff Report](#)
[Exhibit A - Detailed Discussion](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Initial Study and Mitigated Negative Declaration](#)
[Exhibit D - LUAC Minutes](#)
[Exhibit E - Vicinity Map](#)

3. PLN220014 - STEIN CHARLES S & LYNDY MARIN TRS

Public hearing to consider the transient use of an existing one-story single family dwelling and guesthouse for remuneration (commonly known as Short-Term Rental).

Project Location: 41 Laurel Drive, Carmel Valley

Proposed CEQA action: Finding the project Categorical Exempt pursuant to CEQA Guidelines Section 15301

Attachments: [Staff Report](#)
[Exhibit A – Draft Resolution](#)
[Exhibit B – Vicinity Map](#)
[Exhibit C – LUAC Minutes, Dated December 5, 2022](#)
[Exhibit D – Public Comment](#)

4. PLN220054 - ROSSEEL GEERT & POWELL TRACY TRS

Administrative hearing to consider allowing transient use of an existing residential property for remuneration.

Project Location: 282 Corral De Tierra, Salinas, CA 93908

Proposed CEQA action: Find that the project, allowing transient occupancy for remuneration at an existing residential property, qualifies for a Class 1 categorical exemption pursuant to CEQA Guidelines section 15301, and that none of the exceptions from section 15300.2 apply.

Attachments: [Staff Report](#)
[Exhibit A – Discussion](#)
[Exhibit B – Draft Resolution](#)
[Exhibit C – Public Comments](#)
[Exhibit D – Water Agreement](#)
[Exhibit E – Vicinity Map](#)

5. REF220021 - COUNTY OF MONTEREY GENERAL PLAN ENVIRONMENTAL JUSTICE ELEMENT

Receive a presentation to consider options regarding the membership, organization and scope of the proposed Environmental Justice Community Advisory Committee (EJCAC) and provide direction to staff.

Project Location: Countywide

Proposed CEQA action: Find that the establishment of the EJCAC constitutes an early planning activity that is not a project under CEQA. Consideration of the Environmental Justice Element will be subject to a CEQA determination in the future.

Attachments: [Staff Report](#)
 [Exhibit A - Memo regarding EJCAC and Public Outreach process dated April 5, 2023](#)

DEPARTMENT REPORT

ADJOURNMENT