

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, April 12, 2023

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 Monsalve at 9:01 a.m.

PLEDGE OF ALLEGIANCE

Commissioner Gonzalez led the Pledge of Allegiance.

ROLL CALL

Ernesto Gonzalez
Martha Diehl
Amy Roberts
Paul Getzelman
Etna Monsalve
Francisco Mendoza
Ben Work
Ramon Gomez

Absent:

Katherine Daniels

Secretary Craig Spencer reviewed the Zoom protocols.

PUBLIC COMMENTS

Lynda Marin

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Sophia Magana distributed correspondence received from the public on Tuesday, April 11, 2023 through email and on the dais for agenda item No. 4, PLN220054 – Rosseel.

COMMISSIONER COMMENTS AND REQUESTS

Commissioner Roberts reviewed the previous meeting video and would like to know whether the Susan Street application for additional housing in Pajaro was discussed and if the status of that application had been affected by recent flooding. Also, mentioned she had trouble finding the agendas for past meetings on the County website.

Commissioner Diehl would like the meetings to go back to the Board Chambers. Commissioner Gomez agreed with Commissioner Diehl. Commissioner Diehl also, requested presentations on the proposed process for community plans as envisioned in the 2010 General Plan.

Commissioner Mendoza gave an update on the Pajaro community.

1. PLANNING COMMISSION REFERRALS**Public Comment: None.****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

Project planner, Zoe Zepp, presented the project.

Applicant/Applicant's Representative: Mary Ann Schicketanz

Public Comment: None

It was moved by Commissioner Diehl and seconded by Commissioner Getzelman and passed by the following vote with a motion to approve staff's recommendation to Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines for the 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.

AYES: Gonzalez, Diehl, Roberts, Monsalve, Getzelman, Mendoza, Work, Gomez

NOES: None

ABSENT: Daniels

ABSTAIN: None

3. PLN220014 - STEIN CHARLES S & LYNDA 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 Categorically Exempt pursuant to CEQA Guidelines Section 15301

Project Planner, Kayla Nelson, presented the project.

Applicant: Chuck Stein

Public Comment: Ty Mangum, Richard Rosenthal, Sean Ward

It was moved by Commissioner Diehl and seconded by Commissioner

Getzelman and passed by the following vote with a motion to approve staff's recommendation with the existing 3-year limit use for transient use of an existing one story single family dwelling and guesthouse for remuneration finding the project Categorical Exempt pursuant to CEQA Guidelines Section 15301.

AYES: Gonzalez, Diehl, Roberts, Getzelman, Mendoza, Work, Gomez

NOES: Monsalve

ABSENT: Daniels

ABSTAIN: None

The Commission recessed from 10:42 a.m. to 10:55 a.m.

All Commissioners present after the break except for Commissioner Daniels.

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.

Project Planner, Phil Angelo, presented the project.

Environmental Health Bureau: Bryan Escamilla

Applicant: Geert Rosseel

Public Comment: Robin Aeschliman, Scott Hennessy, Mike Weaver, David Balch, Paula Taylor, Dennis Powell, Tamara Schwartz, Jennifer Wilson, Mike Cowen, Patty Willy, Dominic, Sean Ward

It was moved by Commissioner Diehl and seconded by Commissioner Gomez and passed by the following vote to continue the item to a date certain of May 31, 2023, for staff to review the noticing concern, unsafe road concern, water quality/quantity concern, and HOA agreements concerns on allowing transient occupancy for remuneration at an existing residential property, qualifies for a Class 1 categorical exemption pursuant to CEQA Guidelines section 15301.

AYES: Gonzalez, Diehl, Roberts, Monsalve, Getzelman, Mendoza, Work, Gomez

NOES: None

ABSENT: Daniels

ABSTAIN: None

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.

Principal Planner, Melanie Beretti and Assistant Planner, Edgar Sanchez, presented the project.

Commissioner Gomez would like to know what are the 11 disadvantaged communities, what is the planned timeframe for this to be implemented? What would be the process if individuals would like to apply to be on the committee.

Public comment:

None

The Planning Commission provided direction as to how to begin the engagement with the community. If staff receives low participation, they will bring this item back to the Planning Commission for further direction.

NO ACTION REQUIRED

DEPARTMENT REPORT

Secretary Spencer informed the Commission that the Board of Supervisors will be considering an Urgency Ordinance for Vacation Rentals. HCD requested 10 augmentations including 5 new positions during the Budget Workshop as well as funding for the Housing Element Update for the next fiscal year. The Annual Condition Compliance Program, one appeal, and one lotline adjustment involving a Williamson Act will be going before the Board of Supervisors in the future.

Commissioner Roberts asked for clarification about when an item that went before the Zoning Administrator gets appealed why it gets referred to the Board of Supervisors and not the Planning Commission? Secretary Spencer confirmed if the property is on the Coastal Zone it does not get referred to the Planning Commission.

ADJOURNMENT

The meeting was adjourned by Chair Monsalve at 1:07 p.m.

APPROVED:

Craig Spencer

CRAIG SPENCER
PLANNING COMMISSION SECRETARY

ATTEST:

BY: *Sophia Magana*

SOPHIA MAGANA
PLANNING COMMISSION CLERK

APPROVED ON August 9, 2023