

County of Monterey

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



Meeting Minutes - Final

Wednesday, July 31, 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 Shaw.

ROLL CALL

Present:

Christine Shaw

Ben Work

Etna Monsalve

Amy Roberts

Marth Diehl

Katherine Daniels

Absent:

Ramon Gomez

Ernesto G. Gonzalez

Francisco Javier Mendoza

Paul C. Getzelman

Secretary Spencer reviewed the Zoom protocols.

PUBLIC COMMENTS

Meredith Crowell Camp

Martha Chavarria

Aidee Rangel

Jordan Caballero

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk, Melissa McDougal informed the Commission of correspondence received and distributed as a non-agenda item related to Equestrian Centers, Agenda Item No. 2 PLN240203 – Bergeron Big Sur Development LLC, and Agenda Item No. 3 – PLN210098 – Coconut Oak LLC.

COMMISSIONER COMMENTS AND REQUESTS

Commissioner Roberts informed the Commission and the public that the Greater Monterey Peninsula Land Use Advisory Committee needs more members.

Commissioner Shaw requested information regarding the tracking of the very low- and low-income units. Craig Spencer informed the Commission that the units are tracked in accordance with the inclusionary housing ordinance.

Commissioner Shaw asked who would be responsible for the investigation into the wellbeing of the animals at the Marina Equestrian Center. Craig Spencer, Secretary informed the Commission that this would be in the jurisdiction of Animal Control and that the property is listed within the jurisdiction of the City of Marina.

APPROVAL OF CONSENT CALENDAR

1. **Appoint Christina DiPaci to the Big Sur Land Use Advisory Committee.**

It was moved by Commissioner Work, seconded by Commissioner Roberts and passed by the following vote to approve the Consent Calendar.

AYES: Shaw, Work, Diehl, Roberts, Monsalve, Daniels

NOES: None

ABSENT: Gomez, Gonzalez, Mendoza, Getzelman

ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

2. **PLN240203 - BERGERON BIG SUR DEVELOPMENT LLC**

Public hearing to consider a merger and lot line adjustment of Parcel 1 (34.1 acres), Parcel 2 (74.2 acres), Parcel 3 (0.14 acres), and Parcel 4 (24.8 acres), resulting in three parcels containing 52.6 acres (Parcel A), 40.3 acres (Parcel B), and 40.4 acres (Parcel C), and transfer of a development credit created under PLN060613 (“Donor Site”) to a Adjusted Parcel A (“Receiver Site”).

Project Location: 48170 Highway 1, Big Sur

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines sections 15305(a) and 15325, and no exceptions pursuant to section 15300.2 can be made.

Chair Diehl moved agenda item no. 2 to the last scheduled matters and heard agenda item number 3 first.

3. **PLN210098 - COCONUT OAK LLC (FORMERLY LB HOMEBUYERS LLC)**

Continued from February 28, 2024 - Public hearing to consider establishing transient use of a residential property (two single-family dwellings) for remuneration, commonly known as a short-term rental.

Project Location: 27610 & 27612 Schulte Road, Carmel Valley

Proposed CEQA action: Find the project Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

Christina Vu, Project Planner presented the item.

Applicant Representative: John and Tammy Lewis

Public Comment: Meredith Crowell, Larry Bacon

It was moved by Commissioner Daniels, seconded by Commissioner Monsalve and passed by the following vote to close the hearing in this item and continue the matter to consent on the August 28, 2024 Planning Commission Agenda.

AYES: Shaw, Work, Diehl, Roberts, Monsalve, Daniels

NOES: None

ABSENT: Gomez, Gonzalez, Getzelman, Mendoza

ABSTAIN: NONE

The Commission Recessed at 10:21 a.m. and returned at 10:36 a.m.

- 4. Consider adoption of modifications to the Monterey County Planning Commission Rules for the Transaction of Business and provide direction to staff as appropriate.**

Kelly Donlon, County Counsel presented the item.

Public Comment: None

The Commission requested edits to the proposed Planning Commission Rules and asked that the item be brought back to the Commission on consent on a future agenda. No motion needed for this matter.

DEPARTMENT REPORT

Secretary Spencer informed the Commission that the Board is on recess and that HCD is in the process of hiring for Chief of Planning.

Commissioner Diehl recused herself.

Quorum was lost due to Commissioner Diehl's recusal.

Note: Agenda Item No. 2 – PLN240203 was not heard due to lack of quorum and will be noticed for a future Planning Commission Agenda.

ADJOURNMENT

The meeting ended at 11:05 a.m.

APPROVED:

/s/ Craig Spencer

Craig Spencer
Planning Commission Secretary

ATTEST:

By: /s/ Melissa McDougal

Melissa McDougal

Planning Commission Clerk

APPROVED ON: 9-11-24