

# Agenda Item B.

## **Monterey County**

*Monterey County Planning Commission  
Monterey County Government Center - Board of Supervisors Chambers  
168 W. Alisal St.  
Salinas, CA 93901*



### **Action Minutes - Draft**

**Wednesday, August 8, 2018**

**9:00 AM**

### **Monterey County Planning Commission**

*Paul Getzelman, Chair  
Amy Roberts, Vice-Chair  
Brandon Swanson, Secretary*

**9:00 A.M. – CALL TO ORDER**

The meeting was called to order by Vice Chair Getzelman at 9:00 A.M.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Wizard.

**ROLL CALL**

**Present:**

Ana Ambriz  
Ernesto G. Gonzalez  
Martha Diehl  
Cosme Padilla  
Melissa Duflock  
Amy Roberts  
Paul C. Getzelman  
Jon Wizard

**Absent:**

Francisco Javier Mendoza  
Keith Vandevere

**PUBLIC COMMENTS**

None.

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

Commission Clerk Yolanda Maciel informed the Commission that there were no agenda additions, deletions or corrections.

**COMMISSIONER COMMENTS, REQUESTS AND REFERRALS**

None.

**ACCEPTANCE OF MINUTES**

**A.** Acceptance of the July 25, 2018 Planning Commission Meeting Minutes.

It was moved by Commissioner Gonzalez, seconded by Commissioner Diehl and passed by the following vote to accept the July 25, 2018 Planning Commission Minutes:

**AYES:** Ambriz, Diehl, Getzelman, Gonzalez, Padilla, Wizard  
**NOES:** None  
**ABSENT:** Mendoza, Vandevere  
**ABSTAIN:** Duflock, Roberts

**9:00 A.M. – SCHEDULED MATTERS**

1. **PLN170246 - GIANOS**  
Public hearing to consider the demolition and construction of a single-family dwelling (adding a below-grade basement) within 750 feet a known archaeological resource.  
**Project Location:** 26339 Isabella Avenue, Carmel Area Land Use Plan  
**Proposed CEQA action:** Adopt Mitigated Negative Declaration  
  
**Maira Blanco, project planner, and Brandon Swanson, RMA Services Manager presented the project.**  
  
**Applicant Representative: Anthony Lombardo, Terry Latasa**  
  
**Motion: Commissioner Diehl, seconded by Commissioner Roberts to deny the project.**  
  
**Substitute motion:**  
  
**It was moved by Commissioner Duflock, seconded by Commissioner Gonzalez to adopt a Mitigated Negative Declaration approve a Combined Development Permit, and adopt a Mitigation Monitoring and Reporting Program with a modification to condition 10 to include the following: This Monitor shall be retained for the duration of any project-related grading or excavation of basement until bedrock is hit or to the depth of six (6) feet, whichever occurs first.**  
  
**AYES: Ambriz, Duflock, Getzelman, Gonzalez, Padilla**  
**NOES: Diehl, Roberts, Wizard**  
**ABSENT: Mendoza, Vandever**  
**ABSTAIN: None**  
  
**Commissioner Diehl made a referral requesting a future agenda item on staff report on status of success and/or failure of mitigation measures in regards to basements in Carmel Point area.**
  
2. **PLN180015 - ACCESSORY DWELLING UNITS REGULATIONS UPDATE**  
Request for a continuance of the public hearing to adopt an ordinance amending Title 21 (non-coastal zoning ordinance) to update the County’s inland zoning regulations for accessory dwelling units.  
**Proposed Location:** County-wide (non-coastal)  
**Proposed CEQA Action:** Statutorily Exempt from the California Environmental Quality Act pursuant to Public Resources Code section 21080.17 and CEQA Guidelines section 15282(h).  
  
**Jacqueline R. Onciano, Chief of Planning presented the request to continue the hearing on the proposed regulations to the August 29, 2018 Planning Commission meeting.**  
  
**Public Comment: None**

It was moved by Commissioner Diehl, seconded by Commissioner Duflock and passed by the following vote to continue the public hearing to August 29, 2018:

**AYES:** Ambriz, Diehl, Duflock, Getzelman, Gonzalez, Padilla, Roberts, Wizard  
**NOES:** None  
**ABSENT:** Mendoza, Vandevere  
**ABSTAIN:** None

3.

**Carmel Unified School District Land Acquisition**

Consider a resolution to favor the Carmel Unified School District Land acquiring an 8.23 acre property adjacent to the Carmel Middle School for future use as athletic fields

**Proposed Location:** Carmel Valley Road, Adjacent to Carmel Middle School

**Proposed CEQA Action:** Response to referral pursuant to Public Resources Code Section 21151.2 - Not a project - CEQA does not apply

Jacqueline R. Onciano, Chief of Planning presented the project.

**Applicant Representative:** None

**Public Comment:** None

It was moved by Commissioner Diehl, seconded by Commissioner Ambriz and passed by the following vote to adopt the resolution to approve acquisition of APNs 015-021-035-000 and 015-021-018-000 by the Carmel Unified School District for future use as athletic field, provided that the District apply for any necessary use permits pursuant to County zoning or if County zoning is rendered inapplicable pursuant to Government Code section 53094, that the District consult with the County Resource Management Agency to minimize environmental impacts of the use prior to development of the site for proposed use:

**AYES:** Ambriz, Diehl, Duflock, Getzelman, Gonzalez, Padilla, Roberts, Wizard  
**NOES:** None  
**ABSENT:** Mendoza, Vandevere  
**ABSTAIN:** None

**PLN170246 - GIANOS**

**Motion to reconsider the motion:** Commission Ambriz, seconded by Commissioner Gonzalez to reconsider the decision on the item to allow for public comment:

**AYES:** Ambriz, Diehl, Duflock, Getzelman, Gonzalez, Padilla, Roberts, Wizard  
**NOES:** None  
**ABSENT:** Mendoza, Vandevere  
**ABSTAIN:** None

Public Comment: Jim Sherman

Applicant Representative: Anthony Lombardo, Terry Latasa

It was moved by Commissioner Duflock, seconded by Commissioner Gonzalez to adopt a Mitigated Negative Declaration approve a Combined Development Permit, and adopt a Mitigation Monitoring and Reporting Program with a modification to condition 10 to include the following: This Monitor shall be retained for the duration of any project-related grading or excavation of basement until bedrock is hit or to the depth of six (6) feet, whichever occurs first and to add a geological deed restriction condition:

AYES: Ambriz, Duflock, Getzelman, Gonzalez, Padilla

NOES: Diehl, Roberts, Wizard

ABSENT: Mendoza, Vandever

ABSTAIN: None

Recessed at 10:27 a.m. Reconvened at 10:45 a.m.

#### OTHER MATTERS

4. Presentation on Cal-Am MPWMD Steelhead Rearing Facility Upgrade Project

Jaime Scott-Guthrie, project planner along with Brandon Swanson, RMA Services Manager presented the project for informational purposes only.

Public Comment: None

#### DEPARTMENT REPORT

5. GPZ090005 - STATUS FOR THE MOSS LANDING COMMUNITY PLAN UPDATE

Mike Novo, Management Specialist provided an update.

Public Comment: Charlie Edie

6. Receive the draft Monterey County Planning Commission Referrals list.

Receive the draft Monterey County Planning Commission Referrals List

Jacqueline R. Onciano, Secretary, informed the Commissioner that the Planning Commission Referral list will be updated after each Planning Commission meeting and will be attached to each Planning Commission agenda.

#### ADJOURNMENT

11:17 a.m.

APPROVED:

PLANNING COMMISSION SECRETARY \_\_\_\_\_

ATTEST:

BY: \_\_\_\_\_  
YOLANDA MACIEL PANTOJA  
PLANNING COMMISSION CLERK

APPROVED ON \_\_\_\_\_