

County of Monterey

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



Meeting Minutes - Draft

Wednesday, September 25, 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 9:02 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Getzelman.

ROLL CALL

Present:

Paul C. Getzelman

Ben Work

Ernesto G. Gonzalez

Francisco Javier Mendoza

Martha Diehl

Etna Monsalve

Amy Roberts

Katharine Daniels

Absent:

Christina Shaw

Ramon Gomez

Secretary Beretti reviewed the Zoom protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Planning Commission Clerk informed the Commission of correspondence received and distributed for Agenda Item No. 4 – PLN230127 – McDougall and Agenda Item No. 5 – REF240016 – Coastal Zone Update Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) Regulations.

COMMISSIONER COMMENTS AND REQUESTS

Commissioner Roberts informed the public that the Land Use Advisory Committees are in need of members.

REFERRALS

1. PLANNING COMMISSION REFERRALS

Secretary Beretti provided an update and informed the Planning Commission that referrals 23.2 and 24.4 were presented to the Commission and are now complete.

APPROVAL OF CONSENT CALENDAR

2. REFERRAL 22.7 - PAJARO RIVER LEVEE IMPROVEMENTS AND PRIORITY COMMUNITY PLAN UPDATES

REFERRAL 22.3 - DEVELOPMENT EVALUATION SYSTEM PROGRESS

- a. Consider receiving an update from the Pajaro River Flood Management Agency regarding repair and improvements to the Pajaro River Levee;
- b. Consider receiving an update from staff regarding the Pajaro Long-Term Recovery Planning and status update 2010 General Plan implementation related to Development Evaluation System, Pajaro, Boronda and Chualar Community Plans development.
- c. Provide direction to staff.

Project Location: North County Inland Area (Pajaro and Boronda); Central Salinas Valley Area (Chualar)

Proposed CEQA action: Statutory Exemption pursuant to Section 15262 of the CEQA.

Commissioner Diehl pulled the item to provide comment. The Development Evaluation System was one of the key stones of the planning effort that went into the 2010 General Plan and was supposed to involved centralizing the growth in area where development is already occurring and to disincentives development in areas that were far away from those areas. This is past time and needs to be done.

Commissioner Daniels asked if Staff could share what the delays are with the Development Evaluation System.

Secretary Beretti informed the Commission that the Development Evaluation System is still a top priority, but due to staffing challenges the timeline has moved some.

Commissioners Diehl asked Staff to provide quarterly updates on the Development Evaluation System (DES)and to provide a list of projects that would have used the DES was in place.

Public Comment: None

No Motion required, the Commission received the update and provided direction to Staff.

9:00 A.M. – SCHEDULED MATTERS

3. REF240002 - COUNTY OF MONTEREY (REBUILD OF PROPERTIES AFFECTED BY FIRE)

Continued from April 24, 2024; Public hearing to review information regarding properties affected by Wildfires.

Project Location: Big Sur Coast Land Use Plan

Proposed CEQA action: Not a project pursuant to Section 15378 of the CEQA Guidelines.

Health Program Coordinator with Environmental Health Bureau and Enrique Saavedra, Chief of Public Works with Public Works, Facilities and Parks presented the item.

Public Comment: None.

Commissioner Diehl asked that this item stay open on the Planning Commissioner Referral list and ask that Staff continue to report back to the Planning Commission with a request that Environmental Health Bureau look into compost toilets and other alternatives that could be used.

No motion required, the Commission received the report and provided direction to Staff.

The Commission recessed at 10:04 a.m. and returned at 10:12 a.m.

Commissioner Getzelman returned at 10:15 a.m.

4. PLN230127 - MCDOUGALL AMY E.

Continued from August 28, 2024 - public hearing to consider the construction of a six-story single-family dwelling with an attached garage, attached accessory dwelling unit, attached junior accessory dwelling unit, covered and uncovered decks, patios, and exterior staircases, and associated site improvements including the removal of Coast live oaks, drilling a domestic well, and development on slopes in excess of 25 percent. This project involves a reduction of the required front, side, and rear setbacks from 5 feet to 0 feet without seeking a variance.

Project Location: 10196 Oakwood Circle, Carmel

Proposed CEQA action: Statutorily Exempt pursuant to CEQA Guidelines section 15270.

Fionna Jensen, Project Planner presented the item.

Applicant Representative: None

Public Comment: None

It was moved by Commissioner Gonzalez, seconded by Commissioner Monsalve and passed by the following vote to continue the item to a date uncertain.

AYES: Getzelman, Work, Mendoza, Diehl, Monsalve, Gonzales, Roberts, Daniels

NOES: None

ABSENT: Shaw, Gomez

ABSTAIN: None

5. REF240016 - COASTAL ZONE UPDATED ACCESSORY DWELLING UNITS (ADU) AND JUNIOR ACCESSORY DWELLING UNITS (JADU) REGULATIONS

Public Hearing to consider recommending the Board of Supervisors amend the Monterey County Local Coastal Program to modify policies and regulations for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs), including the Big Sur Coast Land Use Plan, Carmel Area Land Use Plan, North County Land Use Plan and Monterey County Coastal Implementation Plan, Part 1 the coastal Zoning Ordinance (Title 20), Coastal Zoning, and Part 6, Appendices.

Project Location: All unincorporated areas of the County in the Coastal Zone

Proposed CEQA action: Find statutorily exempt from the California Environmental Quality Act (CEQA) section 15265 for the purpose of local government activities and approvals involving the preparation and adoption of local coastal program amendments.

Edgar Sanchez, Project Planner Melanie Beretti, Chief of Planning and Nikki Fowler, Environmental Health BHB presented the item.

Public Comment: Rick Diaz, Martha Chavarria, Jessica Ayala, AnaLuz Acevedo, Aide Rangel, Margie Kay, Adam Pinterits

It was moved by Commissioner Daniels, seconded by Commissioner Mendoza and passed by the following vote to continue the item to a date certain of November 13, 2024

AYES: Getzelman, Work, Mendoza, Diehl, Monsalve, Gonzales, Roberts, Daniels

NOES: None

ABSENT: Shaw, Gomez

ABSTAIN: None

OTHER MATTERS

Secretary Beretti informed the Commission that the appeal of PLN200032 – Flores went to the Board of Supervisors on September 17, 2024 and the Board upheld the Planning Commissioners decision and denied the appeal.

DEPARTMENT REPORT

None

ADJOURNMENT

The meeting was adjourned by Chair Diehl at 12:10 p.m.