

# **County of Monterey**

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



## **Meeting Minutes - Draft**

**Wednesday, October 12, 2022**

**9:00 AM**

### **Monterey County Planning Commission**

*Francisco Mendoza, Chair*

*Etna Monsalve, Vice Chair*

*Craig Spencer, Secretary*

**9:00 A.M. - CALL TO ORDER**

The meeting was called to order by Chair Mendoza at 9:00 a.m.

This meeting was conducted via teleconference using Zoom.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Work.

**ROLL CALL**

- Etna Monsalve
- Nathalia Carrillo
- Rich Coffelt
- Katharine Daniels
- Martha Diehl
- Paul C. Getzelman
- Ernesto G. Gonzalez
- Ben Work
- Francisco Javier Mendoza

**Absent:**

- Amy Roberts

Planning Commission Secretary Craig Spencer went over the procedures for the Zoom hearing.

**PUBLIC COMMENTS**

None

**WRITTEN CORRESPONDENCE FOR ITEMS NOT ON THE AGENDA**

None

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

Commission Clerk Sophia Magana informed the Commission of correspondence received from the public for Agenda Item No. 3 – PLN210037 Barone.

**COMMISSIONER COMMENTS AND REQUESTS**

None

**REFERRAL ITEMS AND OTHER MATTERS**

Commissioner Diehl requested for the regular referrals on affordable housing projects be added to the referral matrix and asked for it to be separated between inland and coastal zones.

Commissioner Daniels requested a legislative update on recent state legislation,

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including AB2011 and SB6. She suggested that perhaps a staff member from the California Housing and Community Development give a presentation and with updates.

Secretary Craig Spencer will include the request on the referral matrix and have it agendized when ready.

**1. PLANNING COMMISSION REFERRALS**

**APPROVAL OF CONSENT CALENDAR**

2. Consider finding, pursuant to AB 361 and in order for the Planning Commission to continue to meet remotely, that the COVID-19 pandemic state of emergency declared by Governor Newsom is still in effect; that the Planning Commission has reconsidered the circumstances of the state of emergency; and that the Monterey County Health Officer continues to recommend social distancing measures for meetings of legislative bodies.

**Proposed CEQA action:** Not a project pursuant to CEQA Guidelines section 15378(b)(5)

**County Counsel, Kelly Donlon addressed this item. She stated that there was a new legislation signed, AB2449, that will bring some changes to the Brown Act in January 2023. The County Counsel office will be drafting a memo with those changes, which will be provided at a future Planning Commission meeting.**

**PUBLIC COMMENT**

**None**

**No Commissioners requested to pull an item.**

**Chair Mendoza asked if anyone in the public would like to pull an item from the Consent Calendar.**

**No members of the public requested to pull an item.**

**It was moved by Commissioner Mendoza, seconded by Commissioner Carrillo and passed by the following vote to approve the Consent Calendar.**

**AYES: Carrillo, Coffelt, Daniels, Diehl, Getzelman, Work, Mendoza, Monsalve, Gonzalez**

**NOES: None**

**ABSENT: Roberts**

**ABSTAIN: None**

**9:00 A.M. – SCHEDULED MATTERS**

**3. PLN210037 - BARONE CLAIRE F**

Continued from September 28, 2022 - Public hearing to consider demolition of an existing 1,439 square foot single family dwelling and 436 square foot garage; and construction of a new 1,378 square foot single-family dwelling with a 341 square foot attached garage, and 493 square foot Accessory Dwelling Unit in substantially the same footprint.

**Project Location:** 2445 Bay View Avenue, Carmel Area Land Use Plan, Coastal Zone

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

**Phil Angelo, Project Planner requested a continuance on this item.**

**PUBLIC COMMENT**

**None**

**It was moved by Commissioner Diehl, seconded by Commissioner Daniels and passed by the following vote to continue the hearing on this item to a date certain of October 26, 2022 to allow the applicant more time to contemplate project design:**

**AYES:** Carrillo, Coffelt, Daniels, Diehl, Getzleman, Work, Mendoza, Monsalve, Gonzalez

**NOES:** None

**ABSENT:** Roberts

**ABSTAIN:** None

**4. PLN210324 - CURRAN**

Public hearing to consider the construction of a 2,948 square foot single family dwelling with a 321 square foot porch, a 681 square foot garage, a 640 square foot outdoor dining area, a pool, and removal of three Coast Live Oak trees.

**Project Location:** 9 Wild Boar Run, Carmel - Santa Lucia Preserve (Assessor's Parcel Number 239-102-010-000), Carmel Valley Master Plan

**Proposed CEQA action:** Consider an addendum together with the the Potero Subdivision Environmental Impact Report (SCH #: 2002051095)

**Marlene Garcia, Project Planner presented this item.**

**Applicant’s Representative – Joel Panzer**

**Architect – McHenry Shaffer**

**PUBLIC COMMENT**

**None**

**It was moved by Commissioner Diehl, seconded by Commissioner Daniels and passed by the following vote to consider an addendum together with the**

**Environmental Impact Report prepared for the Potrero Area Subdivision and approve the Combined Development Permit consisting of an administrative permit and Design approval. This action includes the addition of condition of approval number 11 related to the requirement for an indemnification agreement.**

**AYES: Carrillo, Coffelt, Daniels, Diehl, Getzelman, Work, Mendoza, Monsalve, Gonzalez**

**NOES: None**

**ABSENT: Roberts**

**ABSTAIN: None**

**OTHER MATTERS**

None

**DEPARTMENT REPORT**

Secretary Spencer gave a verbal updated on items that went to the Board on Tuesday, October 11, 2022. The Board recognized Freda Escobar for her 30 years of service with the County and congratulated her on her retirement. The Board also proclaimed October as Planning Month.

Secretary Spencer indicated that the Board overturned the Planning Commission's decision on the Ferrini Ranch map extension decision and approved a 6 year extension.

The Board of Supervisors referred the Highway 156 Caltrans interchange back to the Planning Commission for consideration of a recommendation to the Board on an amendment to the North County Coastal Land Use Plan and other items.

Commissioner Daniels acknowledged that the Highway 156 Caltrans interchange project has time constraints related to the funding and would like to know when the project will be coming back to the Planning Commission. Craig Spencer stated that the matter will be coming back to the Planning Commission on November 9, 2022 and return to the Board of Supervisors on December 6, 2022.

**PUBLIC COMMENT**

Margie Kay

**ADJOURNMENT**

The meeting was adjourned at 9:37 a.m. by Chair Mendoza.

**APPROVED:**

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**CRAIG SPENCER**  
**PLANNING COMMISSION SECRETARY**

**ATTEST:**

**BY:** \_\_\_\_\_  
**SOPHIA MAGANA**  
**PLANNING COMMISSION CLERK**

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

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