

County of Monterey

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



Meeting Minutes - Final

Wednesday, January 29, 2025

9:00 AM

Para interpretación en español, haga clic aquí:

<https://attend.wordly.ai/join/THCT-8529>

Monterey County Planning Commission

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Diehl at 9:04 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Work.

ROLL CALL

Present:

Christine Shaw

Ben Work

Ernesto G. Gonzalez

Francisco Javier Mendoza

Martha Diehl

Etna Monsalve

Jessica Hartzell

Ramon Gomez

Amy Roberts

Absent:

Paul C. Getzelman

Secretary Beretti reviewed the Zoom Protocols.

Clerk McDougal reviewed the Wordly Interpretation Services Protocols.

PUBLIC COMMENTS

Jannie Ford

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Navarro informed the Commission of additional correspondence, which was received and distributed for Referral No. 24.7 - process to consider a moratorium for new visitor serving units in the big sur coast planning area.

COMMISSIONER COMMENTS AND REQUESTS

Commissioner Shaw requested a referral item that would allow for more transparency regarding making the County of Monterey resources more accessible to the public, similar to a publicly ran website called santacruzlocal.org.

Commissioner Mendoza requested that the County look into adding an illuminated crosswalk at Hall Road as a member of the community was killed at this cross walk recently.

Commissioner Diehl expressed regret over the recent fire at the Moss Landing facility,

acknowledging that she believed that the discussion regarding safety would work. She emphasized her commitment to ensuring that this does not happen in the future.

9:00 A.M. – SCHEDULED MATTERS

1. COUNTY OF MONTEREY PLANNING COMMISSION NOMINATION COMMITTEE

Chair Diehl nominated Commissioner Roberts, Commission Gomez and Commissioner Shaw to the nomination committee.

2. APPOINT A MEMBER OF THE PLANNING COMMISSION TO THE BIG SUR LAND USE PLAN AD HOC

Chair Diehl appointed Commissioner Hartzell to the Big Sur Land Use Plan Ad Hoc.

Commissioners Roberts is willing to serve as a backup if needed.

3. PLN190439 - YAN SHI & SUN YING

Public hearing to consider the construction of a 4,601 square foot single-family dwelling inclusive of a basement level three-car garage, a covered front porch and removal of 15 protected trees (6 Coast live oaks and 9 Monterey pines).

Project Location: 1187 Lookout Road, Pebble Beach, Greater Monterey Peninsula Area Plan

Proposed CEQA action: Find the project Categorically Exempt per Section 15303 of the CEQA Guidelines

Marlene Garcia, project planner presented the item.

Applicant Representative: Timon, Peter Yan

Public Comment: Joe Surprenant

The Commission recessed at 10:06 am and return at 10:21 a.m.

It was moved by Commissioner Hartzell, seconded by Commissioner Monsalve and passed by the following vote to find that the single-family dwelling project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2 and approve a Design Approval to allow construction of a 3,665 square foot one-story single family dwelling with an 80 square foot covered porch and an 856 square foot basement level three-car garage. Colors and materials consist of charcoal & tan blend shake cement tile roofing, cream cement plaster with beige, tan and brown stone accents for the exterior walls, dark bronze clad wood casement frame windows, off white wood door and window trim, and brown aluminum with obscure glass garage doors and a Use Permit for the removal of 15 protected trees (6 Coast live oaks and 9 Monterey pines) with modifications to condition 13 to only allow

construction parking and materials on site and updates to finding 3 evidence I to include the LUACs concerns.

AYES: Shaw, Mendoza, Work, Gomez, Diehl, Hartzell, Roberts, Gonzalez, Monsalve

NOES: None

ABSENT: Getzelman

ABSTAIN: None

REFERRALS

4. REFERRAL 24.1 - REBUILD STATUS FOR BURNED DOWN PROPERTY IN PAJARO

a. Consider receiving a status update regarding rebuild status of property in Pajaro just off the bridge along Porter Drive;

b. Provide direction to staff.

Project Location: North County Inland Area (APN 117-332-003-000)

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

Edgar Sanchez, project planner presented the item.

Applicant Representative: Jack Kirk

Public Comment: None

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

5. REFERRAL 24.7 - PROCESS TO CONSIDER A MORATORIUM FOR NEW VISITOR SERVING UNITS IN THE BIG SUR COAST PLANNING AREA

a. Consider receiving a report from staff regarding the process and findings necessary to consider a moratorium for new Visitor Serving Units in the Big Sur Coast Planning Area.

b. Provide direction to staff.

Project Location: Big Sur Coast Land Use Plan

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

Katie Scariot and Taylor Price, Project planners presented the item.

Public Comment: Marcus Foster, Mike Linder, Patrick Orosco, Aengus Jeffers, Janet Hardesty, Tim Greene, Christina McGinnis, Rick Aldinger, Matt Glazer, Jannie Ford

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

DEPARTMENT REPORT

Secretary Beretti informed the Commission that yesterday was Anna Quenga's last

day and that Fionna Jensen has been appointed to work out of class as Principal Planner.

Accessory Dwelling Units is scheduled before the Board of Supervisors (BOS) on February 4, 2025 and the Housing Element is scheduled before the BOS on February 11, 2025.

ADJOURNMENT

The meeting was adjourned at by Chair Diehl at 12:08 p.m.

APPROVED:

**/s/ Melanie Beretti
Planning Commission Secretary**

ATTEST:

**BY: /s/ Melissa McDougal
Planning Commission Clerk**

APPROVED ON: 04-09-2025