

County of Monterey

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



Meeting Minutes - Final

Special Meeting

Wednesday, June 5, 2024

9:00 AM

Monterey County Planning Commission

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Vice Chair Gonzalez at 9:02 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Getzelman

ROLL CALL

Present:

Christine Shaw

Paul C. Getzelman

Ben Work

Ernesto G. Gonzalez

Francisco Javier Mendoza

Etna Monsalve

Katharine Daniels

Amy Roberts

Ramon Gomez – Arrived after roll call at 9:05 a.m.

Absent:

Martha Diehl

Secretary Quenga reviewed the Zoom protocols.

PUBLIC COMMENTS

Tom Rowley, Malcom Mejia, Luis Xago Juarez, Karen Cameron, Jose Guerra, last speaker did not state his name

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk, Elizabeth Vasquez, informed the Commission of correspondence received and distributed for Agenda Item No. 1 – REF220020 (General Plan Housing Element Sixth Cycle Update)

COMMISSIONER COMMENTS AND REQUESTS

Commissioner Roberts was asked by a constituent about flagging and staking for a gas station on Corral de Tierra area. There is large advertisement signage. She's questioned if it is allowable by the County. Secretary Quenga responded that HCD will investigate and update the Commission.

Commissioner Gomez mentioned he attended the budget hearing and Board of Supervisors meeting.

Commissioner Shaw mentioned the lack of communication of County information. Would like to know what more can the County do to provide more public outreach.

Secretary Quenga will add Commissioner Shaw's comment as a referral item.

Commissioner Daniels received more photos about the road being constructed on the hillside in September Ranch. Would like the County to take a look to make sure this is the road that needs to be built and not more expansion that is happening prematurely.

Commissioner Roberts and Commissioner Monsalve missed the last meeting on May 15, 2024 both Commissioners stated they watched the meeting online and are up to date.

9:00 A.M. – SCHEDULED MATTERS

REF220020 - GENERAL PLAN HOUSING ELEMENT SIXTH CYCLE UPDATE

Public workshop to consider the Draft Housing Element Sixth Cycle Update.

Project Location: Unincorporated County of Monterey

Proposed CEQA Action: Statutory Exemption pursuant to Section 15262 of the California Environmental Quality Act (CEQA) Guidelines.

Craig Spencer and Melanie Beretti, Project Planners presented the item.

The Commission recessed for break at 10:36 a.m. The Commission resumed the meeting at 10:50 a.m. All Commissioners present who were present before break except for Commissioner Gomez.

Commissioner Gomez re-joined the Commission at 10:52 a.m.

The Commission recessed for lunch at 11:53 a.m. The Commission resumed the meeting at 12:45 p.m.

For the record Commissioners Getzelman, Diehl, and Mendoza are not present.

Commissioner Getzelman re-joined the Commission at 1:05 p.m.

Public Comment: Tom Rowley, Alberto Lustre, Dennis Ward, Robert Vitale, Tom Ewen, Laura Davis Deputy Director for LandWatch, Ana Luz Acevedo, Karen Cameron, Steven Thayer, Xago Juarez, George Riley, Mr. Ferrasci, James Washington, Priscilla Walton, Ann Hanham, Jason Dunton, Brent Slama, Linda Agrati, Gabriel Sanders, Andrew Hawryuk, Doug Key, Matt Huerta, Margaret Robbins, Alex Brant, Nidia Soto, Marli, Tom Jamison, Lisa Villafranca

The Commission recessed for a break at 2:13 p.m. The Commission resumed the meeting at 2:26 p.m. All Commissioners present except for Commissioner

Diehl and Commissioner Mendoza.

Commissioner Shaw left the meeting at 2:52 p.m.

Staff presented the map from North to South County to get the feedback from the Commission for each housing opportunity sites. The Commission bracketed sites 1, 2, 3, 4, 5, 6, 13, 48, and some commercial sites at the mouth of Carmel Valley. There was consensus for everything else.

The Commission recessed for a break at 4:18 p.m. The Commission resumed the meeting at 4:28 p.m. All Commissioners present except for Commissioners Diehl, Mendoza, and Shaw. Commissioner Getzelman will join the Commission momentarily.

Commissioner Getzelman joined the Commission at 4:29 a.m.

Commissioner Roberts suggested to highlight the bracketed items for the Board to make the ultimate decision whether they get added or removed. Commissioner Gomez and Getzelman agreed with this suggestion.

Commissioner Daniels suggested the Planning Commission take a look at the programs and make a recommendation to give the ideas and suggestions to the Board of Supervisors.

Commissioner Daniels would like to add to the Housing Programs list that staff will take a look at SB6 and the companion bill in the assembly was AB2011 would like staff to see if there's a program being developed around that. She would also like to see a program that is addressing the short term rental ordinance that recognizes that the County is working on creating more housing units rather than taking them away due to short term rentals in District 5 in particular and likes the programs being currently recommended.

DEPARTMENT REPORT

Secretary Quenga informed the Commission of the workshop on the Housing Element Update going to Board of Supervisors on June 11, 2024. Mr. Spencer also updated the Commission on the Riverview item that went to Board of Supervisors on June 4, 2024.

ADJOURNMENT

The meeting was adjourned by Vice-Chair Gonzalez at 4:51 p.m.

APPROVED:

/S/ ANNA QUENGA

ANNA QUENGA

PLANNING COMMISSION SECRETARY

ATTEST:

BY: Elizabeth Vasquez

ELIZABETH VASQUEZ

PLANNING COMMISSION CLERK

APPROVED ON 07/10/2024

/S/ ANNA QUENGA