

County of Monterey

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



Meeting Minutes - Draft

Wednesday, January 31, 2024

9:00 AM

Monterey County Planning Commission

Etna Monsalve, Chair

Martha Diehl, Vice Chair

Melanie Beretti, Secretary

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Monsalve at 9:01 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Shaw.

ROLL CALL

Present:

Christine Shaw

Martha Diehl

Paul Getzelman

Ben Work

Francisco Mendoza – Joined using AB 2449 (Just Cause)

Ernesto Gonzalez

Ramon Gomez – Joined using AB 2449 (Just Cause)

Etna Monsalve

Absent:

Amy Roberts

Katharine Daniels

Secretary Beretti reviewed the Zoom protocols.

PUBLIC COMMENTS

Joel Panzer

Cameron Daroczy with the Santa Lucia Conservancy

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk, Elizabeth Vasquez informed the Planning Commission of correspondence received and distributed for Agenda Item No. 5 – PLN220106 (Big Sur CG Owner LLC).

COMMISSIONER COMMENTS AND REQUESTS

Commissioner Diehl requested that Staff provide additional information for all Land Use Advisory Committee (LUAC) appointees.

REFERRALS AND OTHER MATTERS

1. PLANNING COMMISSION REFERRALS

Commissioner Diehl requested that Staff update the referral matrix.

Commissioner Diehl pulled agenda item No. 2 (Appoint Andrea Estrada to the North County Land Use Advisory Committee) from the Consent Agenda. The item was trailed to the end of 'Scheduled Matters'.

APPROVAL OF CONSENT CALENDAR

3. Approval of the August 30, 2023, September 13, 2023, September 27, 2023, November 8, 2023, December 13, 2023, and the January 10, 2024 Planning Commission Meeting Minutes.

Public Comment: None.

It was moved by Commissioner Diehl, seconded by Commissioner Gomez and passed by the following vote to approve Agenda Item No. 3.

AYES: Shaw, Diehl, Work, Getzelman, Mendoza, Gonzalez, Gomez, Monsalve

NOES: None

ABSENT: Roberts, Daniels

ABSTAIN: None

Chair Monsalve informed the Commission, Staff and the Public that the Commission would hear Agenda Item No. 5 and Agenda Item No. 6 before Agenda Item No. 4.

9:00 A.M. – SCHEDULED MATTERS

5. PLN220106 - BIG SUR CG OWNER LLC

Public hearing to consider Big Sur Campgrounds & Cabins improvements including a replacement septic system, rearrangement of existing visitor serving accommodations/camp sites (no increase), demolition of approximately 14,704 square feet of existing campground common spaces and construction of approximately 10,491 square feet of campground common space including a 70 square foot gatehouse, 1,020 square foot campground general store, 2,131 square foot registration and office, 4,987 square foot campground café, 1,578 square foot recreational room, and 705 square foot guest services building. The Proposed Project includes development within 100 feet of Environmentally Sensitive Habitat Areas, 750 feet of known archaeological resources, and on slopes exceeding 30 percent. Associated improvements include approximately 150,608 square feet of habitat restoration and 5,135 cubic yards of grading.

Project Location: 47000 Highway 1, Big Sur, Big Sur Coast Land Use Plan.

Proposed CEQA Action: Adopt a Mitigated Negative Declaration pursuant to section 15074 of the CEQA Guidelines.

Fionna Jensen, project planner requested a continuance to a date uncertain to allow for applicant to continue discussion with California Coastal Commission Staff.

Applicant's Representative: None

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Getzelman

and passed by the following vote to continue the hearing on this item to a date uncertain.

AYES: Shaw, Diehl, Work, Getzelman, Mendoza, Gonzalez, Gomez, Monsalve

NOES: None

ABSENT: Roberts, Daniels

ABSTAIN: None

6. PLN210339 - PLP PAJARO LLC

Adopt a Resolution to:

- a. Deny the appeal of Mark Blum on behalf of PLP Pajaro LLC from the March 31, 2023 Department of Housing and Community Development (HCD) Chief of Planning's decision on Parcel Legality Status Determination (Planning File No. PLN210339 - PLP PAJARO LLC);
- b. Find that denial of the appeal is Statutorily Exempt per California Environmental Quality Act (CEQA) Guidelines California Code of Regulations (CCR) Section 15270(a) - CEQA does not apply to projects which a public agency rejects or disapproves; and that issuance of a single UCOC is not a project pursuant to CEQA Guidelines CCR Section 15378(b)(5) because it is an administrative activity that will not result in direct or indirect physical changes in the environment.
- c. Authorize the Director of the Department of Housing and Community Development (HCD) to issue a single Unconditional Certificate of Compliance (UCOC) for the Subject Property and record the UCOC with the County Recorder.

Project Name: PLP Pajaro LLC

File Number: PLN210339

Project Location: End of Wells Road off of Hudson Landing Road, Royal Oaks

Proposed CEQA Actions: Find that denial of the appeal is Statutorily Exempt per CEQA Guidelines CCR Section 15270(a) - CEQA does not apply to projects which a public agency rejects or disapproves; and that issuance of a single UCOC is not a project pursuant to CEQA Guidelines CCR Section 15378(b)(5) because it is an administrative activity that will not result in direct or indirect physical changes in the environment.

Mary Israel, project planner requested a continuance to a date certain of April 10, 2024, on behalf of Mark Blum, Applicant Representative.

Applicant Representative: Mark Blum

Public Comment: Margie Kay

It was moved by Commissioner Gomez, seconded by Commissioner Mendoza and passed by the following vote to continue the hearing in the item to a date certain of April 10, 2024.

AYES: Shaw, Diehl, Work, Getzelman, Mendoza, Gonzalez, Gomez, Monsalve

NOES: None

ABSENT: Roberts, Daniels

ABSTAIN: None

4. PLN230144 - MARTIGNONI CAROL J TR (EPIC WIRELESS)

Public hearing to consider installation of a 95 foot high monopole with 15 panel antennas, 15 remote radio heads (RRH), a standby emergency diesel generator, associated power and telco connection equipment all located within a 600 square foot area surrounded by a 6 foot high chain-link fence.

Project Location: 26775 Old Stage Rd, Gonzales

Proposed CEQA Action: Find the project Categorical Exempt per Section 15303 of the CEQA Guidelines

Zoe Zepp, project planner presented the project.

Applicant's Representative: Mark Lobaugh

Public Comment: None

It was moved by Commissioner Work, seconded by Commissioner Getzelman and passed by the following vote to find the project exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines, New Structures, and no exceptions to the exemptions pursuant to section 15300.2 can be made; and approve a Use Permit to allow installation of a new wireless communication facility consisting of a 95 foot high monopole with 15 panel antennas, 15 remote radio heads (RRH), a standby emergency diesel generator, associated power, and telco connection equipment all located within a 600 square foot area surrounded by a 6 foot high chain-link fence.

AYES: Shaw, Diehl, Work, Getzelman, Mendoza, Gonzalez, Gomez, Monsalve

NOES: None

ABSENT: Roberts, Daniels

ABSTAIN: None

2. Appoint Andrea Estrada to the North County Land Use Advisory Committee.

The Commission requested that Staff add the Statement of Interest of the appointee be added to the Planning Commission agenda.

It was moved by Commissioner Shaw, seconded by Commissioner Mendoza and passed by the following vote to continue the appointment of Andrea Estrada to the meeting on February 14, 2024.

AYES: Shaw, Diehl, Work, Getzelman, Mendoza, Gonzalez, Gomez, Monsalve

NOES: None

ABSENT: Roberts, Daniels

ABSTAIN: None

DEPARTMENT REPORT

Secretary Beretti informed the Commission of the Board of Supervisors continuance to March 26, 2024, of the Garrapata Bridge Project with the intent to deny and that the Ag Mitigation Ordinance is scheduled to go before the Board of Supervisors on February 27, 2024.

Secretary Beretti informed the Commission that the February 14, 2024, Planning Commission meeting will begin at 1:00 p.m. with a recess for dinner with the intent to reconvene at 5:30 p.m.

ADJOURNMENT

The meeting was adjourned by Chair Monsalve at 10:06 a.m.