

County of Monterey

Monterey County Planning Commission
Monterey County Government Center - Cayenne Conference Room
1441 Schilling Place, 1st Floor
Salinas, CA 93901



Meeting Minutes - Final

Wednesday, March 29, 2023

9:00 AM

Monterey County Planning Commission

Etna Monsalve, Chair

Martha Diehl, Vice Chair

Craig Spencer, Secretary

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Monsalve at 9:03 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Getzelman.

ROLL CALL

Martha Diehl (arrived at 9:10 a.m.)

Paul Getzelman

Etna Monsalve

Ben Work

Francisco Mendoza

Ernesto Gonzalez

Katherine Daniels

Absent:

Amy Roberts

Secretary Craig Spencer reviewed the Zoom protocols.

PUBLIC COMMENTS

Greg Smestad

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Sophia Magana stated for the record no agenda additions, deletions, or corrections.

For the record, Commissioner Diehl arrived at 9:10 a.m. and will be marked present.

COMMISSIONER COMMENTS AND REQUESTS

Commissioner Mendoza spoke about the help that has been received and the help that will continue to be needed in the community of Pajaro.

Commissioner Daniels suggested a future presentation be brought to the Planning Commission that includes the Department of Fish and Wildlife, Army Corp of Engineers, and Water Resource Agency for the Pajaro area and Monterey County.

Commissioner Diehl commented on the 2010 General Plan. Commissioner Diehl would like the Planning Commission and the Planning Department to make it a responsibility to come up with a framework to start a Community Plan for Pajaro and Chualar to be placed onto a future agenda. She stated that this item is on the referral list and we have not seen the item brought forward to the Planning Commission.

REFERRAL ITEMS AND OTHER MATTERS**1. PLANNING COMMISSION REFERRALS**

Secretary Craig Spencer stated staff is continuing to program and respond to the referral list.

CONSENT CALENDAR**2. REF220021 - COUNTY OF MONTEREY GENERAL PLAN ENVIRONMENTAL JUSTICE ELEMENT**

- a. Establish an Environmental Justice Community Advisory Committee;
- b. Consider a list of community-based organizations and groups for invitation to participate on the Environmental Justice Community Advisory Committee; and
- c. Appoint up to twenty total members to the Environmental Justice Community Advisory Committee.

Project Location: Countywide

Proposed CEQA action: Establishment and appointment of the EJCAC constitute an early planning activity that is not a project under CEQA. The Environmental Justice Element will be subject to a CEQA determination in the future.

The Commission pulled Consent Calendar Item No. 2 REF220021 - County of Monterey General Plan Environmental Justice Element

Jaime Scott-Guthrie, Project Planner, and Melanie Beretti, Principal Planner presented this item.

The Commission requested to start with Community meetings.

It was moved by Commissioner Diehl and seconded by Commissioner Daniels and passed by the following vote to take the input that was provided today and come back with a recommendation to the Commission on the next scheduled meeting on April 12, 2023.

AYES: Daniels, Diehl, Getzelman, Gonzalez, Work, Monsalve, Mendoza

NOES: None

ABSENT: Roberts

ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS**3. PLN210203 - KANI**

Public hearing to consider renovation of the exterior and interior of an existing three-story, 3,188 square foot legal non-conforming single-family dwelling with associated site improvements.

Project Location: 26398 Isabella Avenue, Carmel, Carmel Area Land Use Plan, Coastal Zone

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

Zoe Zepp, Project Planner, requested a continuance on this item to a date certain of April 12, 2023 so that staff can include details to the legal conforming matter in regard to the structure to make sure the appropriate findings and evidence are in the staff report.

Applicant Representative: Mary Ann Schicketanz

Public Comment:

None

It was moved by Commissioner Diehl and second by Commissioner Daniels and passed by the following vote to continue this item to a date certain of April 12, 2023.

AYES: Daniels, Diehl, Getzelman, Gonzalez, Work, Monsalve, Mendoza

NOES: None

ABSENT: Roberts

ABSTAIN: None

4. PLN220043 - WOLOVSKY KATHERINE

Public hearing to consider the construction of a 3,794 square foot one-story single family dwelling with an attached 407 square foot one-car garage; a 753 square foot detached garage with attached 420 square foot workshop; an 819 square foot detached accessory structure; and removal of two landmark Coast Live Oak trees. Grading consists of approximately 512 cubic yards of cut and 530 cubic yards of fill.

Project Location: 2 Wild Boar Run, Carmel, Santa Lucia Preserve Phase E

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

Kayla Nelson, Project Planner, presented this item.

Applicant Representative: Craig Holdren

Public Comment:

None

It was moved by Commissioner Diehl and seconded by Commissioner Daniels and passed by the following vote to certify that an Addendum has been considered together with the Potrero Subdivision (Phase E) of the Santa Lucia Preserve, pursuant to CEQA Guidelines Section 15164, approving the Combined Development permit.

AYES: Daniels, Diehl, Getzelman, Gonzalez, Work, Monsalve, Mendoza

NOES: None

ABSENT: Roberts

ABSTAIN: None

DEPARTMENT REPORT

Secretary Craig Spencer stated that the Board of Supervisors enacted an eviction moratorium for residents of the County with the intent to aid the Pajaro community and work with Landlords on rent payments and physical updates to flood damaged structures. Craig Spencer informed the Commission about the status on September Ranch as it went before the Board of Supervisors on March 28, 2023. He also informed the Commission about a proposed project for low-income housing on Laurel Drive in Salinas.

Secretary Spencer informed the Commission that the state offices are providing aid for the community of Pajaro.

Project Planner Mary Israel gave a verbal update on the September Ranch item that went to Board of Supervisors.

ADJOURNMENT

The meeting was adjourned by Chair Monsalve at 11:00 a.m.

APPROVED:

/S/ CRAIG SPENCER

**CRAIG SPENCER
PLANNING COMMISSION SECRETARY**

ATTEST:

BY: Sophía Magana
SOPHIA MAGANA
PLANNING COMMISSION CLERK

APPROVED ON 07/26/23