



# Monterey County

## Action Minutes Monterey County Planning Commission

*Keith Vandevere, Chair*  
*Paul Getzelman, Vice-Chair*  
*Jacqueline R. Onciano, Secretary*

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

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Wednesday, April 25, 2018

9:00 AM

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**NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.**

### **9:00 A.M. – CALL TO ORDER**

The meeting was called to order by Chair Vandevere at 9:01 A.M.

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commission Diehl.

### **ROLL CALL**

Present:

Ana Ambriz  
Martha Diehl  
Melissa Duflock  
Paul C. Getzelman  
Ernesto G. Gonzalez  
Francisco Javier Mendoza  
Cosme Padilla  
Amy Roberts  
Keith Vandevere  
Jon Wizard

### **PUBLIC COMMENTS**

None

### **AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

Commission Clerk Melissa McDougal informed the Commission of documents distributed on the dais: an Email submitted by the Staff and a packet of correspondence from the Public for Agenda Item Number 1 (PLN160849 – Clifton Heather Joy & Wolske Russell D), and the Del Monte Land Use Advisory Minutes submitted by Staff for Agenda Item Number 2 (PLN170511 – Advanced Language Systems International INC)

## **COMMISSIONER COMMENTS, REQUESTS AND REFERRALS**

Commissioner Getzelman requested a review of the Land Use Advisory Committee (LUAC) Rules to be discussed at a June Planning Commission Meeting;  
Commissioner Padilla requested Staff to provide an update on the Farm Worker Housing;  
Commissioner Roberts thanked Staff for updating the website link to view Planning Commission Hearings online.

## **APPROVAL/ACCEPTANCE OF MINUTES**

- A.** Acceptance of the March 14, 2018 Planning Commission Meeting Minutes.

**Attachments:** [Draft PC Minutes - 3-14-18](#)

It was moved by Commissioner Wizard, seconded by Commissioner Mendoza and passed by the following vote to accept the March 14, 2018 Planning Commission Minutes:

**AYES:** Ambriz, Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Padilla, Roberts, Vandevere, Wizard

**NOES:** None

**ABSENT:** None

**ABSTAIN:** Duflock

- B.** Acceptance of the November 16, 2016 Planning Commission Meeting Minutes.

**Attachments:** [Draft PC Minutes - 11-16-16](#)

[PC Minutes November 16, 2016 - Final](#)

Commissioner Ambriz requested the spelling of her first name to be corrected to Ana.

It was moved by Commissioner Ambriz, seconded by Commissioner Duflock and passed by the following vote to accept Planning Commission Minutes with the correction as stated:

**AYES:** Ambriz, Diehl, Duflock, Getzelman, Padilla, Roberts, Vandevere

**NOES:** None

**ABSENT:** None

**ABSTAIN:** Gonzalez, Mendoza, Wizard

- C.** Acceptance of the December 14, 2016 Planning Commission Meeting Minutes.

**Attachments:** [Draft PC Minutes 12-14-16](#)

[PC Minutes December 14, 2016 - Final](#)

Commissioner Roberts requested the correction to the following names under Public Comment: Nick Steinman to Mic Steinman and Darren McVain to Darren McBain

It was moved by Commissioner Diehl, seconded by Commissioner Roberts and passed by the following vote to accept Planning Commission Minutes with the corrections as stated:

AYES: Ambriz, Diehl, Duflock, Getzelman, Padilla, Roberts, Vandever  
NOES: None  
ABSENT: None  
ABSTAIN: Gonzalez, Mendoza, Wizard

### **9:00 A.M. – SCHEDULED MATTERS**

1.

#### **PLN160849 - CLIFTON HEATHER JOY & WOLSKE RUSSELL D (CONTINUED FROM APRIL 11, 2018)**

Continued from April 11, 2018 Planning Commission; public hearing to consider after-the-fact removal of 43 oak trees to clear Code Enforcement case (17CE00197), the construction of a new single family dwelling with attached guesthouse, including the removal of 25 oak trees and building a new driveway on slopes exceeding 25% .

**Project Location:** 26735 Laureles Grade, Carmel Valley, Toro Area Plan

**Proposed CEQA Action:** Adopt Mitigated Negative Declaration

**Attachments:** [Staff Report](#)  
[Exhibit A - Project Data](#)  
[Exhibit B - Draft Resolution](#)  
[Exhibit C - Vicinity Map](#)  
[Exhibit D - Initial Study-Mitigated Negative Declaration](#)  
[Exhibit E - Reports](#)  
[Exhibit F - Correspondence](#)  
[Exhibit G - Minutes - Toro LUAC, 28 August 2017](#)  
[Hearing Submittal 4-25-18](#)

Commissioner Padilla stated that he had watched the video tape of the April 11, 2018 hearing.

Jaime Scott Guthrie, project planner, presented the applicant's request to continue the hearing on project.

**Applicant Representative:** Bill Foster

**Public Comment:** Vicky Phillips, James Pfeiffer, Craig Phillips

It was moved by Commissioner Diehl, seconded by Commissioner Gonzalez and passed by the following vote to continue the public hearing to June 13, 2018:

AYES: Ambriz, Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Padilla, Roberts, Vandever, Wizard  
NOES: None

**ABSENT:** None  
**ABSTAIN:** None

**2. PLN170511 - ADVANCED LANGUAGE SYSTEMS INTERNATIONAL  
INC (CONTINUED FROM APRIL 11, 2018)**

Public hearing to consider the construction of a 2,816-square foot two-story single family dwelling with a 546-square foot attached garage and after-the-fact removal of seven (7) oak trees and one (1) pine tree, and to removal of two (2) additional Oak and one (1) additional Pine tree.

**Project Location:** 2884 Lasauen Road, Pebble Beach (Assessor's Parcel Number 007-181-021-000) Greater Monterey Peninsula Area Plan

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

**Attachments:**     [Staff Report](#)  
                              [Exhibit A - Project Data Sheet](#)  
                              [Exhibit B - Draft Resolution](#)  
                              [Exhibit C - Vicinity Map](#)  
                              [Exhibit D - Arborist Report](#)

Craig Spencer, project planner presented the project.

Senior Deputy County Counsel requested a change to finding 5, evidence d to correct a typo.

**Applicant Representative:** Jeff Kilpatrick, Anthony Davi

**Public Comment:** None

It was moved by Commissioner Diehl, seconded by Commissioner Padilla and passed by the following vote to adopt a resolution to: find the project is a single-family residence which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and approve a Combined Development Permit subject to the conditions of approval, with the correction as stated:

**AYES:** Ambriz, Diehl, Duflock, Getzelman, Gonzales, Mendoza, Padilla, Roberts, Vandevere, Wizard

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

**3. PLN170052 - DORMAN**

Public hearing to consider a remodel/addition of two historic cottages, and attaching the cottages to create one 2,578 square foot single family dwelling. The project also includes a Lot Line Adjustment taking 6,024 square feet from Assessor's Parcel Number 008-201-003-000 (1601 Sonado Road, Pebble Beach) and adding it to Assessor's Parcel Number 008-201-002-000 (1600 Visciano Road, Pebble

Beach); an Amendment to PLN070428 to delete conditions of approval No. 8 and No. 9 to remove the deed restriction requirements for a guesthouse and Caretaker's Unit; and a Coastal Development Permit to allow development in an archaeologically sensitive area.

**Project Location:** 1600 Visciano Road, Pebble Beach (Assessor's Parcel Number 008-201-002-000) Del Monte Forest Land Use Plan area (Addition, remodel, permit amendment, and lot line adjustment); and

1601 Sando Road, Pebble Beach (Assessor's Parcel Number 008-201-003-000), Del Monte Forest Land Use Plan Area (Lot line adjustment only).

**Proposed CEQA action:** Statutorily exempt pursuant to Section 15270 of the CEQA Guidelines - Projects that are not approved

**Attachments:** [Staff Report](#)

[Exhibit A - Detailed Project Discussion](#)

[Exhibit B - Draft Resolution for Denial](#)

[Exhibit C - Land Use Advisory Committee Recommendation](#)

[Exhibit D - HRRB Resolution](#)

[Exhibit E - Phase 1 Historic Analysis](#)

[Exhibit F - Zoning Administrator Resolution No. 070428](#)

[Exhibit G - Coastal Commission Staff Comments](#)

**Craig Spencer, project planner, presented the project.**

**Applicant Representative: Claudio Ortiz**

**Public Comment: Nicole Syskowski**

**It was moved by Commissioner Roberts, seconded by Commissioner Mendoza and passed by the following vote to adopt a resolution to find that denial of the project is statutorily exempt pursuant to Section 15270 of the CEQA Guidelines; and deny the Combined Development Permit:**

**AYES: Ambriz, Diehl, Duflock, Getzelman, Gonzales, Mendoza, Padilla, Roberts, Vandever, Wizard**

**NOES: None**

**ABSENT: None**

**ABSTAIN: None**

**Recessed at 10:31 a.m. Reconvened at 10:49 a.m.**

**4. PLN150082 - INDIAN SPRINGS RANCH PROPERTY OWNERS  
(VERIZON WIRELESS)**

Public hearing, continued from October 11, 2017, to adopt a resolution denying a Use Permit to establish a wireless communication facility.

**Project Location:** 22400 Indian Springs Road, Salinas, Toro Area Plan (Assessor's Parcel Number 139-111-011-000)

**Proposed CEQA Action:** Statutory Exemption per Public Resource Code Section 21080(b)(5) and Section 15270 of the CEQA Guidelines.

**Attachments:**    [Staff Report](#)  
                          [Exhibit A - Project Data Sheet](#)  
                          [Exhibit B - Project Resolution of Denial](#)  
                          [Exhibit C - Project Applicant Correspondence](#)  
                          [Exhibit D - Vicinity Map](#)

Anna Quenga, project planner presented the project.

Applicant Representative: None

Public Comment: Eric Secondo, John Levering

It was moved by Commissioner Roberts, seconded by Commissioner Ambriz and passed by the following vote to adopt a resolution to find that the denial of a project is statutorily exempt pursuant to Section 15270 of the CEQA Guidelines; and deny the Use Permit and Design Approval for a wireless communication facility:

AYES: Ambriz, Diehl, Duflock, Getzelman, Padilla, Roberts, Vandever

NOES: None

ABSENT: None

ABSTAIN: Gonzalez, Mendoza, Wizard

**OTHER MATTERS**

None

**DEPARTMENT REPORT**

None

**ADJOURNMENT**

The meeting was adjourned at 10:56 a.m. by Chair Vandever.

**APPROVED:**

\_\_\_\_\_  
**JACQUELINE R. ONCIANO**  
**PLANNING COMMISSION SECRETARY**

**ATTEST:**

**BY:** \_\_\_\_\_  
**MELISSA MCDUGAL**  
**PLANNING COMMISSION CLERK**

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