

# Monterey County

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



## Action Minutes - Final

Wednesday, July 29, 2020

9:00 AM

## Monterey County Planning Commission

*Amy Roberts, Chair  
Ana Ambriz, Vice-Chair  
John M. Dugan, Secretary*

**9:00 A.M. - CALL TO ORDER**

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

This meeting was conducted via teleconference using the Microsoft Zoom program

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Monsalve

**ROLL CALL**

Present:

Martha Diehl  
Rich Coffelt  
Paul C. Getzeman  
Ernesto G. Gonzalez  
Francisco Javier Mendoza  
Etna Monsalve  
Ana Ambriz  
Katharine Daniels  
Melissa Duflock

Absent: Amy Roberts

**PUBLIC COMMENTS**

Molly Erickson

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

Commission Clerk Sophia Magana informed the Commission of correspondence received from the public, distributed via email for Agenda Item No. 2 PLN180289 Miller and additional correspondence from the public and an Errata Memo from staff for Agenda Item No. 3 PLN190253 Dynegy Moss Landing.

**COMMISSIONER COMMENTS, REQUESTS AND REFERRALS**

None

**APPROVAL/ACCEPTANCE OF MINUTES**

- A. [MIN 20-043](#) Acceptance of the June 24, 2020 Planning Commission Meeting Minutes.

It was moved by Commissioner Gonzalez seconded by Commissioner Diehl and passed by the following vote to accept the June 24, 2020 Planning Commission Meeting Minutes.

County Counsel Wendy Strimling requested that the wording change on the

Development Evaluation System item. Change the wording to “continue the hearing on this item”.

**AYES:** Ambriz, Diehl, Getzleman, Gonzalez, Mendoza, Coffelt, Monsalve, Duflock, Daniels

**NOES:** None

**ABSENT:** Roberts

**ABSTAIN:** None

- B.** [MIN 20-044](#) Acceptance of the July 8, 2020 Planning Commission Meeting Minutes.

It was moved by Commissioner Daniels, seconded by Commissioner Gonzalez and passed by the following vote to accept the July 8, 2020 Planning Commission Meeting Minutes.

**AYES:** Ambriz, Diehl, Getzleman, Gonzalez, Mendoza, Coffelt, Monsalve, Duflock, Daniels

**NOES:** None

**ABSENT:** Roberts

**ABSTAIN:** None

**9:00 A.M. – SCHEDULED MATTERS**

- 1.** [PC 20-042](#) **PLN190183 - HEISLER**
- Public hearing to consider a Lot Line Adjustment between two existing legal lots consisting of 7.24 acres (Parcel A - APNs 241-231-001, 241-231-003, 241-231-007), and 1.63 acres (Parcel B - APN 241-231-008), resulting in two legal lots of 7.06 acres (Parcel 1), and 1.81 acres (Parcel 2) to better align with existing structures and roads on the properties.
- Project Location:** 215 Upper Walden Road (APNs 241-231-001-000, 241-231-003-000, 241-231-007-000) and 90 Crest Road (APN 241-231-008-000), Carmel Area Land Use Plan, Coastal Zone
- Proposed CEQA Action:** Categorical Exemption pursuant to Section 15305(a) of the CEQA Guidelines.
- Richard Craig Smith, Associate Planner presented the project**
- Per County Counsel Wendy Strimling, finding seven for the LLA, the finding says. “between two or more adjacent parcels” that should say “four or fewer existing or joining parcels”, secondly, the decision should include language stating that the approval is “subject to the conditions and the attached diagram”.**
- Applicant:** Karl Heisler
- Public Comment:** None
- It was moved by Commissioner Diehl, seconded by Commissioner Mendoza and passed by the following vote to approve staff’s recommendation of approval with the modifications suggested by Counsel and find the Lot Line

Adjustment categorically exempt per section 15305 of the CEQA Guidelines and approve the Coastal Development Permit.

**AYES:** Ambriz, Gonzalez, Mendoza, Daniels, Coffelt, Duflock, Getzelman, Monsalve, Diehl

**NOES:** None

**ABSENT:** Roberts

**ABSTAIN:** None

2. [PC 20-043](#)

**PLN180289 - MILLER**

Public hearing to consider the construction of a two-story single family dwelling with an attached garage (approximately 6,462 square feet) and the removal of four (4) oak trees.

**Project Location:** 24275 Via Malpaso, Monterey, Greater Monterey Peninsula Area Plan.

**Proposed CEQA action:** Categorically Exempt per §15303 (a) of the CEQA Guidelines

**Yasmeen Hussain, Associate Planner presented the project**

**Applicant Representative: Anthony Lombardo**

**Public Comment: Christine Kemp, Anthony Lombardo (rebuttal), Eric Miller (applicant)**

It was moved by Commissioner Duflock, seconded by Commissioner Gonzalez and passed by the following vote to approve staff's recommendation and find the project categorically exempt per section 15303(a) of the CEQA Guidelines and approve a Combined Development Permit. The action also includes the following changes.

- Finding 7 evidence B the percentage for the slope should say 25% throughout and not 30%.
- The number of trees to be removed needs to change in the resolution from 4 to 3.
- The revised site plan submitted on July 28, 2020 is the relevant site plan that's being approved and needs to be attached to the resolution.
- The reference to the accessory dwelling unit needs to be removed from the resolution since it was removed from the plans.

**AYES:** Ambriz, Diehl, Getzelman, Gonzalez, Mendoza, Daniels, Coffelt, Monsalve, Duflock

**NOES:** None

**ABSENT:** Roberts

**ABSTAIN:** None

The Commission recessed for break at 10:47 a.m. and reconvened at 11:00 a.m.

3. [PC 20-044](#)

**PLN190253 - DYNEGY MOSS LANDING LLC (VISTRA ENERGY)**

Public hearing to consider the installation of a 1,200-megawatt (MW) battery energy storage system (BESS), comprised of constructing of four (4) two-story buildings totaling of 391,200 square feet, installation of up to 500 inverters and converters, placement of two (2) substations totaling 92,000 square feet, and up to four (4) 150-foot monopole towers and one (1) 100-foot dead-end 500-kilovolt tower, on the Moss Landing Power Plant site.

**Project Location:** 11283 Dolan Road, Moss Landing, North County Land Use Plan, Moss Landing Community Plan, Coastal Zone

**Proposed CEQA action:** Adopt an Initial Study/Mitigated Negative Declaration that was prepared and circulated.

**Jacquelyn Nickerson, Associate Planner presented the project**

**Applicant Representative: Terri Wissler Adam**

**Public Comment: Ron Chesshire, Norm Groot, Molly Erickson, Terrell Watt, Chris Carr, Terri Wissler Adam**

**It was moved by Commissioner Mendoza seconded by Commissioner Duflock and passed by the following vote to approve staff's recommendation and adopt the Mitigated Negative Declaration and approve the Coastal Administrative Permit. Including staffs Errata Memo clarifying the proposed project's Coastal Dependent Use in the resolution.**

**AYES: Ambriz, Diehl, Getzelman, Gonzalez, Mendoza, Daniels, Coffelt, Monsalve, Duflock**

**NOES: None**

**ABSENT: Roberts**

**ABSTAIN: None**

4. [PC 20-045](#)

**GENERAL PLAN AMENDMENT - POLICY OS-10.11 (GREENHOUSE GAS REDUCTIONS)**

- a. Consider an early assessment of a proposed County-initiated amendment to the 2010 General Plan regarding Greenhouse Gas Reductions (Policy OS-10.11) consistent with state law and guidance.
- b. Provide direction to staff relative to the suitability of the proposed General Plan Amendment in consideration of the context of all other amendments comprehensively and cumulatively.

**Location:** County-wide

**Ashley Paulsworth, Sustainability Program Manager presented this item**

**Public Comment: Norm Groot**

**No motion. This item was for early assessment and direction.**

**Commissioner Diehl requested language to be included for a commitment to movement forward on an actual schedule which was part of the General Plan**

discussion and what was originally written. All Commissioners present agree and there were no objections.

**OTHER MATTERS**

**DEPARTMENT REPORT**

**Report back to the Planning Commission on the outcome of the July 9, 2020 Coastal Commission appeal hearing for the three projects on Carmel Point with subterranean basements”**

**REPORT BACK TO THE PLANNING COMMISSION ON THE OUTCOME OF THE JULY 9, 2020 COASTAL COMMISSION APPEAL HEARING FOR THE THREE PROJECTS ON CARMEL POINT WITH SUBTERRANEAN BASEMENTS**

Brandon Swanson, Planning Commission Secretary gave an update on this item, informing the Commission that the projects had all been approved by the Coastal Commission, but with the basement components removed.

Commission Diehl has requested to have this item placed on the Agenda in the future to discuss how the County should go forward to set the expectations of applicants with respect to basements in the Carmel Point area.

Public Comment: Molly Erickson

**ADJOURNMENT**

The meeting was adjourned at 12:48pm a.m. by Chair Roberts.

APPROVED:

/S/ Brandon Swanson  
BRANDON SWANSON  
PLANNING COMMISSION SECRETARY

ATTEST:

BY: Sophía Magana  
SOPHIA MAGANA  
PLANNING COMMISSION CLERK

APPROVED ON August 12, 2020