

County of Monterey

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



Meeting Minutes - Final

Wednesday, May 8, 2024

9:00 AM

Monterey County Planning Commission

9:00 A.M. - CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Work.

ROLL CALL

Present:

Christine Shaw

Paul C. Getzelman

Ben Work

Francisco Javier Mendoza

Martha Diehl

Etna Monsalve

Katharine Daniels

Ramon Gomez arrived at 9:04 a.m.

Absent:

Amy Roberts

Ernesto G. Gonzalez

Secretary Beretti reviewed the Zoom protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk, Melissa McDougal informed the Planning Commission of additional correspondence received and distributed for Agenda Item No. 5 – PLN210223 – Gard, Agenda Item No. 6 – PLN220057 – Giovino.

COMMISSIONER COMMENTS AND REQUESTS

Commissioner Shaw asked why the Big Sur Fire update has not been addressed in a timely manner?

Commissioner Monsalve asked Staff to provide the process for those who have to rebuild due to storm damage, is it treated differently than rebuilds due to fire damage?

Commissioner Mendoza recommended that HCD along with other permit approving agencies create an event that would all the public with the opportunity to review and approve simple permits in a timely manner.

Commissioner Diehl shared that it is Nurse Appreciation Week and shared her appreciation for all Nurses.

REFERRALS AND OTHER MATTERS

A. PLANNING COMMISSION REFERRALS

Secretary Beretti provided a brief update on the Planning Commission Referrals.

RESIGNATIONS

1. Resignation of Alan Buchwald from the Big Sur Land Use Advisory Committee (LUAC)

Public Comment: None

The Commission recognized the resignation of Alan Buchwald.

APPROVAL OF CONSENT CALENDAR

Commissioner Shaw left during the consent calendar, due to a potential conflict of interest.

2. PLN200203 - ANTHONY NICOLA, INC.

Resolution by the Monterey County Planning Commission to state and issue a final determination that the Planning Commission had an unbreakable tie vote and neither approved nor denied the application for demolition of an existing single family dwelling and septic system and construction of two three-story buildings for 34 two bedroom units and one one bedroom unit with office totaling approximately 36,200 square feet for use as agricultural employee housing of up to 250 workers, a manager's suite, and three very low income level inclusionary housing units; the project also includes a Variance for less than 200 feet agricultural buffer.

Project Location: 124 Gonda Street, Royal Oaks

Proposed CEQA action: The decision on the Project is statutorily exempt from environmental review as California Environmental Quality Act (CEQA) Guidelines Section 15270 because the Planning Commission did not approve the project.

Public Comment: None

It was moved by Commissioner Monsalve, seconded by Commissioner Work and passed by the following vote to approve the resolution to state and issue a final determination that the Planning Commission had an unbreakable tie vote and neither approved nor denied the following application.

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

NOES: None

ABSENT: Roberts Gonzalez, Shaw

ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS**3. REF210024 - BIG SUR COAST LAND USE PLAN UPDATE**

a. Continue the public workshop to a date certain of June 26, 2024.

Project Location: Big Sur Coast Planning Area

Proposed CEQA action: A planning workshop is statutorily exempt per California Environmental Quality Act (CEQA) 15262.

Taylor Price, Project Planner presented the request for continuance due to the Highway One slide out.

Public Comment: None

It was moved by Commissioner Mendoza, seconded by Commissioner Daniels and passed by the following vote to continue the workshop on this item to a date certain of June 26, 2024.

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

NOES: None

ABSENT: Roberts Gonzalez

ABSTAIN: None

4. PLN220352 - MA CHUN-TAO & NING ZHANG TRS

Continued from February 28, 2024 and March 27, 2024, public hearing to consider establishment of the transient use of a residential property (single family dwelling) for remuneration, commonly known as a short term rental.

Project Location: 26132 Carmel Knolls Drive, Carmel

Proposed CEQA Action: Find the project statutorily exempt pursuant to CEQA Guidelines Section 15270.

Zoe Zepp, Project Planner presented the item.

Applicant Representative: None

Public Comment: None

It was moved by Commissioner Daniels, seconded by Commissioner Mendoza and passed by the following vote to deny the project.

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

NOES: None

ABSENT: Roberts, Gonzalez

ABSTAIN: None

5. PLN210223 - GARD HERMALINA

Public hearing to consider the Gard Standard Subdivision for a Vesting Tentative Map for standard subdivision of a developed four-acre parcel to create 17 residential parcels, including 3 moderate income units, and a drainage parcel; and reduce the 200 foot agricultural buffer to 139 feet.

Project Location: 442 Boronda Road, Salinas

Proposed CEQA action: Find the project is covered by the common-sense exemption pursuant to CEQA Guidelines section 15061(b)(3) because it meets most requirements of the residential infill exemption pursuant to CEQA Guidelines Section 15195.

Mary Israel, Project Planner presented the request for continuance to a date uncertain, due to the unresolved code violation.

Applicant Representative: Tony Lombardo

Public Comment: None

It was moved by Commissioner Monsalve, seconded by Commissioner Work and passed by the following vote to continue the hearing on this item to a date uncertain.

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

NOES: None

ABSENT: Roberts, Gonzalez

ABSTAIN: None

6. PLN220057 - GIOVINO PAUL & STACI B TRS

Public hearing to consider establishment of the transient use of a residential property (single-family dwelling together with a guesthouse) for remuneration, commonly known as a short term rental.

Project Location: 2826 Congress Rd, Pebble Beach, Greater Monterey Peninsula Area Plan, (Assessor's Parcel Number 007-152-008-000)

Proposed CEQA action: Find the project categorically exempt pursuant to Section 15301, Existing Structures, of the CEQA Guidelines.

Zoe Zepp, Project Planner presented the item.

Applicant Representative: Paul Giovino

Public Comment: None

The Commission recessed at 10:30a.m. and returned at 10:49a.m.

The hearing on agenda item number 6 was trailed to after agenda item number 7.

7. PLN230113 - HONEYMAN BRUCE W & ELIZABETH H TRS

Public hearing to consider the transient use of a residential property (single-family dwelling) for remuneration, commonly known as a short-term rental.

Project Location: 14318 Hitchcock Rd, Carmel Valley

Proposed CEQA action: Find the project categorically exempt pursuant to Section 15301, Existing Structures, of the CEQA Guidelines.

Marlene Garcia, Project Planner presented the item.

Applicant Representative: Elizabeth Honeyman

Public Comment: None

The Commission recessed at 12:04p.m. and returned at 1:06p.m.

It was moved by Commissioner Gomez, seconded by Commissioner Getzelman and passed by the following vote to find the project exempt from CEQA pursuant to Section 15301, Existing Structures, of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and approve an Administrative Permit to allow the transient use of a residential property for remuneration with updates to finding 4 evidence c, condition 4 and condition 6.

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

NOES: None

ABSENT: Roberts, Gonzalez

ABSTAIN: None

The Commission continued the hearing on agenda item no. 6.

6. PLN220057 - GIOVINO PAUL & STACI B TRS

Public hearing to consider establishment of the transient use of a residential property (single-family dwelling together with a guesthouse) for remuneration, commonly known as a short term rental.

Project Location: 2826 Congress Rd, Pebble Beach, Greater Monterey Peninsula Area Plan, (Assessor's Parcel Number 007-152-008-000)

Proposed CEQA action: Find the project categorically exempt pursuant to Section 15301, Existing Structures, of the CEQA Guidelines.

Zoe Zepp, Project Planner presented the Commissions requested changes to the resolution and conditions.

It was moved by Commissioner Monsalve, seconded by Commissioner Mendoza and passed by the following vote to find the project exempt from CEQA pursuant to Section 15301, Existing Structures, of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and approve an Administrative Permit to allow transient use of an existing single-family dwelling together with an attached guesthouse for remuneration, with updates to finding 1, evidence j, condition 8 and condition 10.

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

NOES: None

ABSENT: Roberts, Gonzalez

ABSTAIN: None

DEPARTMENT REPORT

Secretary Beretti informed the Commission that the Draft Housing Element is available as of May 6th for the 30 day review period, Staff will be holding community outreach as well as committee meetings and that we will go before the board on June 4th.

ADJOURNMENT

The meeting was adjourned by Chair Diehl at 1:56p.m.

APPROVED:

/s/ MELANIE BERETTI

MELANIE BERETTI
PLANNING COMMISSION SECRETARY

ATTEST:

BY: Elizabeth Vasquez
ELIZABETH VASQUEZ
PLANNING COMMISSION CLERK

APPROVED ON 06/12/2024