

County of Monterey

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



Meeting Minutes - Final

Wednesday, December 13, 2023

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 9:06 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Gonzalez.

ROLL CALL

Present:

Ben Work

Francisco Mendoza

Paul Getzelman

Kate Daniels

Etna Monsalve

Christine Shaw

Martha Diehl

Ernesto Gomez

Amy Roberts

Ramon Gomez – Joined via Zoom (AB2449)

Secretary Melanie Beretti reviewed the meeting protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk, Elizabeth Vasquez informed the Commission of correspondence received and distributed for agenda item no. 5, REF210024 – Big Sur Land Use Plan Update and agenda item no. 6 – PLN230079 – S & E Creative LLC.

COMMISSIONER COMMENTS AND REQUESTS

None

REFERRALS AND OTHER MATTERS

A. PLANNING COMMISSION REFERRALS

The Commission agreed to close referral item number 22.04 regarding the Planning Commission Bylaws update, which were revised, reviewed, and approved by the Commission at previous hearings.

Commissioner Diehl requested an update on referral item 18.11 regarding the rebuild of properties affected by wildfires.

APPROVAL OF CONSENT CALENDAR

The Planning Commissioners decided to vote on Agenda Item No. 2 (Draft Meeting Minutes) separately instead of having them in the same vote as Agenda Items No. 1, 3, and 4.

1. **Appoint Alan Buchwald and John Wilson to the Big Sur Land Use Advisory Committee.**
3. **CONSIDER AND APPROVE THE 2024 COUNTY OF MONTEREY PLANNING COMMISSION MEETING DATES**
4. **REFERRAL 22.7 - PAJARO RIVER LEVEE IMPROVEMENTS AND PRIORITY COMMUNITY PLAN UPDATES**
 - a. Consider receiving an update from the Pajaro River Flood Management Agency regarding repair and improvements to the Pajaro River Levee;
 - b. Consider receiving an update from staff regarding the Pajaro Long-Term Recovery Planning and status update 2010 General Plan implementation related to Pajaro and Chualar Community Plans development.
 - c. Provide direction to staff.

Project Location: North County Inland Area (Pajaro); Central Salinas Valley Area (Chualar)

Proposed CEQA action: Statutory Exemption pursuant to Section 15262 of the CEQA.

It was moved by Commissioner Gonzalez, seconded by Commissioner Mendoza and passed by the following vote to approve Consent Calendar Item No. 1, appoint Alan Buchwald and John Wilson to the Big Sur Land Use Advisory Committee, Consent Calendar Item No.3, Consider and approve the 2024 County of Monterey Planning Commission meeting dates & Consent Calendar Item No.4., Referral 22.7 – Pajaro River Levee Improvements and Priority Community Plan Updates.

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

NOES: None

ABSENT: None

ABSTAIN: None

2. **Approval of the July 26, 2023, August 9, 2023, October 25, 2023 Planning Commission Meeting Minutes and the October 25, 2023 Special Joint Meeting Minutes.**

It was moved by Commissioner Work and seconded by Commissioner Daniels and passed by the following vote to approve the Planning Commission meeting minutes for July 26, 2023.

AYES: Gonzalez, Roberts, Monsalve, Getzelman, Mendoza, Work, Daniels, Shaw

NOES: None

ABSENT: None

ABSTAIN: Gomez, Diehl

It was moved by Commissioner Gomez and seconded by Commissioner Work and passed by the following vote to approve the Planning Commission meeting minutes for August 9, 2023.

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

NOES: None

ABSENT: None

ABSTAIN: Diehl, Roberts

It was moved by Commissioner Gonzalez and seconded by Commissioner Shaw and passed by the following vote to approve the Planning Commission meeting minutes for October 25, 2023 regular meeting and special joint LUAC meeting.

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

NOES: None

ABSENT: None

ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS**5. REF210024 - BIG SUR COAST LAND USE PLAN UPDATE**

- a. Conduct a public workshop to review and receive public input regarding the Ad Hoc Committee's proposed updates to the Big Sur Coast Land Use Plan; and
- b. Provide direction to staff.

Project Location: Big Sur Coastal Planning Area

Proposed CEQA action: A planning workshop is statutorily exempt per CEQA 15262.

Taylor Price, Project Planner presented the item.

Public Comment: Tim Green, 2nd speaker's name inaudible, Steve Beck, Carol Shadwell, James Walters, Andrew Hall, Talbrook, Christina McGinnis, Mike Linder, Ryne Leuzinger, Patrick Roscoe, David Smiley, Mike Caplin

No audio: Richard Matthews, Janet Hardisty, Soaring Starkey

The Commission took a break at 10:32 a.m. The Commission resumed the meeting at 10:54 a.m. all Commissioners present who were present before break.

Taylor Price, Project Planner, resumed the presentation.

Public Comment continued: Marcus Foster, Steve Beck, Patrick, Christina McGinnis, Susan Layne, Talbrook, Ryne Leuzinger, Patricia Kronlund, Andrew Hall, Mr. Blum

It was moved by Commissioner Diehl and seconded by Commissioner Gonzalez and passed by the following vote to continue the item to a date certain of February 14, 2023 to continue this workshop where it was left off, not to be confused with a subsequent workshop to come back with all the input.

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

NOES: None

ABSENT: None

ABSTAIN: None

The Commission recessed for lunch at 12:01 p.m. The Commission resumed the meeting at 1:31 p.m. Commissioner Gomez and Mendoza are absent after lunch. Commissioner Daniels announced she will need to excuse herself at 3 p.m.

6. PLN230079 - S & E CREATIVE LLC

Public hearing to consider the construction of an approximately 5,740 square foot two-story single family dwelling inclusive of an attached garage with 815 square feet in roof decks, 1,450 square feet of landscape decks and a 950 square foot pool, 490 square feet of site walls and features and up to 7,275 square feet of improved driveway; and removal of 21 oak trees. Colors and materials consist of dark gray treated wood and fiber cement siding, black powder coated metal for the windows and trim, beige board formed concrete retaining walls and stone site walls, and slate gray thermoplastic polyolefin (TPO) roof.

Project Location: 8 San Clemente Trail, Carmel

Proposed CEQA Action: Consider an Addendum together with a previously certified EIR for the Santa Lucia Preserve Subdivision (EIR No. 94-005, SCH#94083019)

Mary Israel, Project Planner presented the item.

Public comment: Joel Panzer (Agent), Michael Bliss, Erica Malbon (Applicant), Ron Millet (architect)

Commissioner Daniels excused herself from the remainder of the meeting at 3:03 p.m.

It was moved by Commissioner Diehl and seconded by Commissioner Gonzalez and passed by the following vote to consider an Addendum together with a previously certified EIR for the Santa Lucia Preserve Subdivision (EIR No. 94 005, SCH#94083019); and approve the construction of an approximately 5,740 square foot two story single family dwelling; and removal of 21 oak trees.

AYES: Gonzalez, Diehl, Roberts, Monsalve, Getzelman, Work, Shaw

NOES: None

ABSENT: Gomez, Mendoza, Daniels

ABSTAIN: None

The Commission took a break at 3:06 p.m. The Commission resumed the meeting at 3:14 p.m. all Commissioners present except for Commissioner Gomez, Mendoza, and Daniels.

7. PLN230117 - FEDERICO

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

Project Location: 1138 Josselyn Canyon Road, Monterey

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.

Public comment: David Federico (Applicant)

Chair Monsalve stated as it has come up in past meetings, whenever an STR comes before the Planning Commission it is helpful for Commissioners to see the total number of STRs in that area.

It was moved by Commissioner Diehl and seconded by Commissioner Work and passed by the following vote to find the project categorically exempt pursuant to Section 15301, Existing Structures, of the CEQA Guidelines; and approve an after-the-fact Administrative Permit to allow the establishment of the transient use of a residential property (single family dwelling) for remuneration. Staff recommended to amend the language of Finding 4 evidence a. and b., to replace the word “leasing” with “operating”.

AYES: Gonzalez, Diehl, Roberts, Monsalve, Getzelman, Work, Shaw

NOES: None

ABSENT: Gomez, Mendoza, Daniels

ABSTAIN: None

DEPARTMENT REPORT

Secretary Beretti informed the Commission that the HCD Director position has been publicized. Assistant Planner interviews are scheduled this week. Budget discussions are underway. The public draft Environmental Impact Report for vacation rental ordinances, the draft ordinance is available for public review, that public review period is open until January 29, 2024. Also, informed the Commission that the Board of Supervisors’ motion on the Garrapata Bridge item was to continue to January 30, 2024 with an intent to deny. The Nicola project, which is a farmworker housing item is scheduled for a special evening meeting on January 18, 2024. Commissioner Shaw stated she will be recusing herself from the item. Commissioner Diehl suggested future special Planning Commission meetings be scheduled on Wednesdays during Planning Commission days.

ADJOURNMENT

The meeting was adjourned by Chair Monsalve at 3:42 p.m.

APPROVED:

/S/ MELANIE BERETTI

MELANIE BERETTI
PLANNING COMMISSION SECRETARY

ATTEST:

BY: *Elizabeth Vasquez*
ELIZABETH VASQUEZ
PLANNING COMMISSION CLERK

APPROVED ON 01/31/2024