



Monterey County
Action Minutes - Draft
Monterey County Planning
Commission

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

Wednesday, July 31, 2019

9:00 AM

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Getzelman at 9:00 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Secretary Swanson.

ROLL CALL

Present:

Martha Diehl
Paul C. Getzelman
Ernesto G. Gonzalez
Melissa Duflock
Rich Coffelt
Etna Monsalve
Amy Roberts

Absent:

Ana Ambriz
Francisco Javier Mendoza
Keith Vandevere

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Melissa McDougal informed the Commission of documents distributed on the dais: Memo from Environmental Health Bureau for Agenda Item No. 2 (PLN180032 – Bordonaro), public comment for Agenda Item No. 3 (GPZ090005 – Moss Landing Community Plan Update), public comment and Staff Errata Memo for Agenda Item No. 4 (PLN190014 – CLS San LLC (Hubbard), Document for Environmental Health Bureau for Agenda Item No. 5 (PLN180112 – Rawnsley)

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

9:00 A.M. – SCHEDULED MATTERS

1. [PC 19-055](#) **PLN170765 - MCINTOSH LEONARD H TR (LAGUNA SECA OFFICE PARK - LOT 5)**
Public hearing to consider action on a General Development Plan for the Laguna Seca Office Park (LSOP) to allow residential uses on Lots 2 through 7, not to exceed the gross square footage of commercial use within the entire LSOP, in exchange for residential potential on other individual lots within the office park, and Amendment to the previously approved Combined Development Permit (PLN020332) to change the previously approved permit from construction of an approximately 20,000 square foot office building to construction of an approximately 22,000 square foot two-story 15-unit apartment building on Lot 5 of the office park.
Project Location: The General Development Plan includes all of the Laguna Seca Office Park (Lots 1-19) and the amendment would be for development at 24491 Citation Court (Lot 5), Monterey, all within the Greater Monterey Peninsula Area Plan.
Proposed CEQA Action: Consider an Addendum together with the Laguna Seca Office Park FEIR (File No. 80-109, Resolution No. PC-3734)
Jamie Scott Guthrie, Project Planner

It was moved by Commissioner Diel, seconded by Commissioner Gonzalez by the following vote to continue the project to a date certain, of August 14, 2019 as recommended by staff.

AYES: Duflock, Getzelman, Roberts, Diehl, Gonzalez, Coffelt, Monsalve
NOES: None
ABSENT: Ambriz, Vandevere, Mendoza
ABSTAIN: None

2. [PC 19-059](#) **PLN180032 - BORDONARO MARC (CONTINUED FROM THE JULY 10, 2019)**
Public hearing to consider construction of a two-story single family dwelling with an attached two-car garage (approximately 3,530 square feet). The project includes development on slopes in excess of 25%, ridgeline development and the removal of four (4) Oak trees.
Project Location: 257 San Benancio Road, Unit #A, Salinas, Toro Area Plan
Proposed CEQA action: Categorically Exempt per Section 15303 (a) of the CEQA Guidelines

Jacquelyn Nickerson, Project Planner presented the project.
Roger Van Horn, Environmental Health Bureau

Applicant Representative: Aaron Tomlinson

Public Comment: Mike Weaver, Molly Erickson

It was moved by Commissioner Diel, seconded by Commissioner Coffelt by the following vote to find the project exempt from CEQA and to approve the Combined Development Permit with amendments.

AYES: Duflock, Getzelman, Roberts, Diehl, Gonzalez, Coffelt, Monsalve

NOES: None

ABSENT: Ambriz, Vandever, Mendoza

ABSTAIN: None

3. [PC 19-058](#)

GPZ090005 - MOSS LANDING COMMUNITY PLAN UPATE

Public Hearing to consider background information relating to the Moss Landing Community Plan Update.

Project Location: North County Land Use Plan, Moss Landing Community, Coastal Zone

Proposed CEQA action: Statutorily exempt per Section 15262 of the CEQA Guidelines

Shelley Glennon, Project Planner and Anna Quenga, Project Planner presented the project.

The Commission recessed for break at 10:13 a.m. and reconvened at 10:23 a.m.

Secretary Swanson informed the Commission two additional correspondences for Item No. 4 (PLN190014 – CLS San LLC (Hubbard) were received during the break, staff made copies and have been distributed on the dais for Commissioners.

Public Comment: Mark Del Pierro, Molly Erickson, Mari Kloeppe, Charlie Eadie, Jim Harvey and Soffit Malek

This item required no action from the Commission.

4. [PC 19-056](#)

PLN190014 - CLS SAN LLC (HUBBARD)

Public hearing to consider construction of an approximately 3,200 square foot two-story single family dwelling which includes an attached two-car garage on slopes in excess of 25%.

Project Location: 24790 Outlook Drive, Carmel, Carmel Valley Master Plan

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

Jacquelyn Nickerson, Project Planner presented the project.

Applicant Representative: Soffit Malek - architect

Public Comment: Jim Ferguson, Dinesh Nayak and Chuck Ferrara

The Commission recessed for lunch at 12:00 p.m. and reconvened at 1:30 p.m.

Chair Getzelman stated into record that Commissioner Monsalve joined the Commission.

It was moved by Commissioner Diehl, seconded by Commissioner Duflock by the following vote to find the project exempt from CEQA and approve the Combined Development Permit with the addition of a finding and evidence indicating that the project is a ridgeline development but is allowable because it does not create an adverse visual impact and there is no feasible alternative, and as further indicated in staff's errata memorandum.

AYES: Duflock, Getzelman, Diehl, Monsalve, Coffelt

NOES: Gonzalez

ABSENT: Ambriz, Vandevere, Mendoza

ABSTAIN: Roberts

5. [PC 19-054](#)

PLN180112 - RAWNSLEY

Public hearing to consider construction of a 4,212 square foot single family dwelling with 1,163 square foot detached garage/workshop, and 599 square foot detached guesthouse/pool house on slopes in excess of 25% and including the removal of 24 oak trees.

Project Location: 14 Upper Circle, Carmel Valley (Assessor's Parcel Number 197-081-014-000), Carmel Valley Master Plan

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

Son Pham-Gallardo, Project Planner presented the project.

Roger Van Horn, Environmental Health Bureau

Applicant Representative: Justin Pauly, Mark Blum

Public Comment: Molly Erickson

It was moved by Commissioner Duflock, seconded by Commissioner Coffelt by the following vote to find the project exempt from CEQA and approve the

Combined Development Permit with the inclusion of addition evidence, under consistency with the General Plan, Finding 1, indicating that given the size of the parcel it has available opportunity for well drilling. Also, adding into the resolution and evidence clarifying the removal of a 24" Oak landmark tree is appropriate to meet the requirements of the Fire Department for widening of the driveway and that the certified arborist stated the tree was in poor health.

AYES: Duflock, Getzelman, Monsalve, Coffelt, Gonzalez
NOES: Diehl, Roberts
ABSENT: Ambriz, Vandever, Mendoza
ABSTAIN: None

The Commission recessed for break at 3:06 p.m. and reconvened at 3:16 p.m.

6. [PC 19-057](#)

PLN180560 - GOMEZ

Public hearing to consider a minor subdivision of a single parcel with two existing single family dwellings into two parcels of equal size with one single family dwelling on each parcel.

Project Location: 22 Willow Road, Royal Oaks, North County Land Use Plan, Coastal Zone.

Proposed CEQA action: Categorically Exempt per §15301 of the CEQA Guidelines

Yasmeen Hussain, Associate Planner presented the project.
Michael Getz, Monterey County Surveyor

Applicant Representative: Sally Gomez, Nabor Boroso, Yolanda Boroso

Public Comment:

It was moved by Commissioner Duflock, seconded by Commissioner Gonzalez by the following vote to find the project exempt from CEQA and approve the Combined Development Permit allowing the minor subdivision as recommended by staff including adding language stating the easements will be recorded on the map to show access to the new parcels.

AYES: Duflock, Getzelman, Roberts, Diehl, Gonzalez, Coffelt, Monsalve
NOES: None
ABSENT: Mendoza, Vandever, Ambriz
ABSTAIN: None

OTHER MATTERS

None

DEPARTMENT REPORT

Secretary Swanson reported back to the Commission that the Department received several letters regarding interest in the tribal cultural sub-committee which is comprised of descendants and archeologists. The Sub-committee which is made up of Chair Getzelman and Commissioner Vandever will be getting together after the next Planning Commission meeting to review those

letters to consider a recommendation to this Commission for nominations.

An offer was made and accepted for one planner to join the HCD Planning team. Two openings are currently available. The second round of interviews are coming up.

ADJOURNMENT

The meeting was adjourned at 3:23 p.m. by Chair Getzelman.

APPROVED:

BRANDON SWANSON
PLANNING COMMISSION SECRETARY

ATTEST:

BY: _____
MELISSA MCDUGAL
PLANNING COMMISSION CLERK

APPROVED ON _____