

County of Monterey

Monterey County Planning Commission
Monterey County Government Center - Cayenne Conference Room
1441 Schilling Place, 1st Floor
Salinas, CA 93901



Meeting Minutes - Final

Wednesday, October 26, 2022

9:00 AM

Monterey County Planning Commission

Etna Monsalve, Chair

Martha Diehl, Vice Chair

Craig Spencer, Secretary

9:00 A.M. - CALL TO ORDER

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

This meeting was conducted via teleconference using Zoom.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Coffelt.

ROLL CALL

- Etna Monsalve
- Rich Coffelt
- Martha Diehl
- Paul C. Getzelman
- Ben Work
- Francisco Javier Mendoza
- Amy Roberts
- Nathalia Carrillo
- Katharine Daniels – arrived at 9:08 a.m.

Absent:

- Ernesto G. Gonzalez

Planning Commission Secretary Craig Spencer went over the procedures for the Zoom hearing.

PUBLIC COMMENTS

Margie Kay

WRITTEN CORRESPONDENCE FOR ITEMS NOT ON THE AGENDA

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Sophia Magana informed the Commission of correspondence received from the public related to agenda item number 7 - REF220044 Agricultural Conservation Mitigation Program.

COMMISSIONER COMMENTS AND REQUESTS

None

REFERRAL ITEMS AND OTHER MATTERS

1. PLANNING COMMISSION REFERRALS

Secretary Spencer stated that staff will be responding to one referral item today with the presentation from the Salinas Valley Basin Groundwater

Sustainability Agency and staff also has a few other items being worked on with the intent to be presented in the near future.

Commissioner Daniels has joined the Commission.

APPROVAL OF CONSENT CALENDAR

- 2. Approval of the October 12, 2022 Planning Commission Meeting Minutes.
- 3. Reappoint the following members to the Native American Archeological Resources Advisory Panel:

PUBLIC COMMENT

None

No Commissioners requested to pull an item.

Chair Mendoza asked if anyone in the public would like to pull an item from the Consent Calendar.

No members of the public requested to pull an item.

It was moved by Commissioner Monsalve, seconded by Commissioner Mendoza and passed by the following vote to approve the Consent Calendar.

AYES: Carrillo, Coffelt, Daniels, Diehl, Getzelman, Work, Mendoza, Monsalve

NOES: None

ABSENT: Gonzalez

ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

- 4. **PLN210037 - BARONE CLAIRE F**

Public hearing to consider demolition of an existing 1,439 square foot single family dwelling and 436 square foot garage; and construction of a new 1,777 square foot single-family dwelling with a 341 square foot attached garage.

Project Location: 2445 Bay View Avenue, Carmel Area Land Use Plan, Coastal Zone

Proposed CEQA action: Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines

Phil Angelo, Project Planner presented this item.

Applicants Representative - Pamela Anderson-Brule

Architect - Daniel Ho

PUBLIC COMMENT

None

It was moved by Commissioner Diehl, seconded by Commissioner Carrillo and passed by the following vote to adopt a mitigated negative declaration pursuant to section 15074 of the CEQA Guidelines and approve the Combined Development Permit.

AYES: Carrillo, Coffelt, Daniels, Diehl, Getzleman, Work, Roberts, Mendoza, Monsalve

NOES: None

ABSENT: Gonzalez

ABSTAIN: None

5. PLN210170 - BRUCE EDWIN G & SUSAN L

Public hearing to consider construction of a 2,720 square foot single family residence, a 1,200 square foot accessory dwelling unit 3 1-car garages totaling 720 square feet, a variance to reduce the front setback by 16 feet, and a variance to reduce the side setback by 10 feet. Project would include development on slopes on excess of 25%, consisting of removing and recompacting approximately 700 square feet of sloped area, and development on a ridgeline.

Project Location: 10995 Saddle Rd, Monterey, 93940

Proposed CEQA action: Find that the project qualifies for a Class 3 Categorical Exemption Pursuant to CEQA Guidelines Section 15303

Phil Angelo, Project Planner presented this item.

Applicant/Architect – Edwin Bruce

Commissioner Roberts asked if wording regarding the leach fields can be included in the evidence for the variance finding.

Commissioner Daniels stated that for the record she will be abstaining from this item, agenda item no. 5- PLN210170.

PUBLIC COMMENT

None

It was moved by Commissioner Diehl, seconded by Commissioner Monsalve and passed by the following vote to find the project categorically exempt pursuant to section 15303 of the CEQA guidelines and approve the combined development permit and use permit, as modified to include additional language mention reference of the leach fields.

AYES: Carrillo, Coffelt, Diehl, Getzleman, Work, Mendoza, Monsalve,

Roberts

NOES: None

ABSENT: Gonzalez

ABSTAIN: Daniels

Commissioner Diehl requested a new referral be added to the matrix, regarding the number of ADUs in the County, the number of applications and how many permits have been granted. Craig Spencer stated that we would add this item to the referral list.

6. Receive a presentation from the Salinas Valley Basin Groundwater Sustainability Agency related to the implementation of the groundwater suitability plans required pursuant to the 2014 California Sustainable Groundwater Management Act, and discuss as appropriate.

Donna E. Meyers, General Manager of Salinas Valley Groundwater Sustainability Agency presented this item.

Commissioner Daniels requested to be invited to future Board of Supervisor meetings where a GSA presentation would be presented.

PUBLIC COMMENT

Margie Kay, Marc Del Peiro (Ag Land Trust), Norm Groot (Farm Bureau Monterey), Mike, Christopher Bunn

No Action required for this item.

The Commission recessed for break at 11:17a.m. and resumed at 11:29a.m.

All Commissioners present after roll call except for Commissioner Gonzalez

7. **REF220044 - AGRICULTURAL CONSERVATION MITIGATION PROGRAM**
 - a. Conduct a public workshop to review policy options and receive public feedback for the development of the draft Agricultural Conservation Mitigation Program regulations;
 - b. Consider establishing an Ad Hoc Committee; and
 - c. Provide direction to staff.

Project Location: Countywide (Inland Only)

Proposed CEQA action: The workshop is an early planning activity that is not a project under CEQA. The ordinance will be subject to a CEQA determination in the future.

Project Planners, Melanie Beretti and Taylor Price presented this item

Agricultural Commissioner, Henry Gonzales

The Planning Commission discussed:

- **Policy Purpose and Goals**

- **Program Applicability**
- **Key Definitions and Clarifications**
- **Mitigation Methods**
- **Mitigation Timing**
- **Mitigation Ratios**
- **Agricultural Land Valuation and Receiving Mitigation Sites**
- **Special Considerations**
- **Exemptions**

PUBLIC COMMENT

Marc Del Peiro, Christopher Bunn, Norm Groot, Mike, Norm Groot, Marc Del Piero, Taven K. Kinison Brown, Mike

The Commission recessed for lunch break at 12:27 and resumed at 1:00pm

Roll Call after lunch break, all Commissioners present except for Commissioner Gonzalez, Coffelt and Roberts.

PUBLIC COMMENT – Continued after the break

Christopher Bunn, Kathryn Avila, Marc Del Piero, Henry Gonzales, Marc Del Piero, Robert Roach, Kathryn Avila, Taven K. Kinison Brown, Margie Kay, Nadia Garcia, Marc Del Piero, Christopher Bunn

Commissioner Daniels has left the Commission.

Melanie Beretti stated that staff will follow up with the Agricultural Commissioner's office regarding engaging through the Agricultural Advisory Committee and will begin policy development based on the feedback received and will plan to return back to the Planning Commission after the first of the year.

No action required for this item.

- 8. Consider adoption of modifications to the Monterey County Planning Commission Rules for the Transaction of Business, and provide direction to staff as appropriate.**

Kelly Donlon, County Counsel gave a verbal presentation on this item.

PUBLIC COMMENT

None

It was moved by Commissioner Diehl, seconded by Commissioner Getzelman and passed by the following vote to adopt the modifications to the Monterey

County Planning Commission Rules for the Transaction of Business.

AYES: Carrillo, Diehl, Getzelman, Work, Mendoza, Monsalve

NOES: None

ABSENT: Coffelt, Daniels, Gonzalez, Roberts

ABSTAIN: None

DEPARTMENT REPORT

Craig Spencer stated that staff will be bringing the Castroville 156 Interchange project back to the Planning Commission for further consideration per recent direction from the Board of Supervisors. He also indicated that another project in the Boronda community area and an informational Housing Element item would be present to the Planning Commission at its next meeting.

ADJOURNMENT

This meeting was adjourned at 2:44 p.m. by Chair Mendoza.

APPROVED:

/S/ CRAIG SPENCER

CRAIG SPENCER
PLANNING COMMISSION SECRETARY

ATTEST:

BY: *Sophía Magana*
SOPHIA MAGANA
PLANNING COMMISSION CLERK

APPROVED ON 11/9/2022