

County of Monterey

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



Meeting Minutes - Final

Wednesday, October 30, 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 9:03 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Daniels.

ROLL CALL**Present:**

Christine Shaw

Paul C. Getzelman

Ben Work (via AB 2449)

Francisco Javier Mendoza

Martha Diehl

Katharine Daniels

Ramon Gomez

Amy Roberts

Absent:

Paul C. Getzelman

Ernesto G. Gonzalez

Etna Monsalve

PUBLIC COMMENTS

Bryan Rosen

Number Ending in 705

Margie Kay

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Janet Navarro informed the Commission of correspondence received and distributed for Agenda Item No. 2 – PLN190091 – Robert Louis Stevenson School, Agenda Item No. 3 – Johnson, Agenda Item No. 4 – Carmel Self Storage Investments LLC and a name correction of the project name on the agenda and staff report for Agenda Item No. 4 from Carmel Self Storage LLC to Carmel Self Storage Investments LLC., which is correctly listed on the draft resolution.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Roberts informed the public that the Greater Monterey Peninsula Land Use Advisory Committee is in need of members.

APPROVAL OF CONSENT CALENDAR

**1. NATIVE AMERICAN AND ARCHAEOLOGICAL RESOURCES TECHNICAL
ADVISORY PANEL (NAARTAP) REAPPOINTMENTS**

1.1 Approval of the August 28, 2024, September 11, 2024 and September 25, 2024 Planning

Commission Meeting minutes.

Public Comment: None

It was moved by Commissioner Mendoza, seconded by Commissioner Daniels and passed by the following vote to approve the consent calendar.

AYES: Shaw, Work, Mendoza, Diehl, Daniels, Roberts

NOES: None

ABSENT: Getzelman, Gonzales, Monsalve

ABSTAIN: Gomez

9:00 A.M. – SCHEDULED MATTERS

2. PLN190091 - ROBERT LOUIS STEVENSON SCHOOL

Public hearing to consider the Robert Louis Stevenson School Campus Build-Out Plan, including the construction, replacement and expansion of institutional buildings and construction of student and faculty housing within 100 feet of environmentally sensitive habitat areas. Buildout includes the removal of 132 protected trees.

Project Location: 3152 Forest Lake Road [Unit B, Unit C, Unit D, Unit E]; 1235, 1239, 1241 and 1243 Faculty Drive; 3151 Forest Lake Road; 1271 and 1275 Viscaino Road; 1223 Bristol Lane; 1225 and 1227 Silver Court; and 1201 and 1203 Benbow Place, Pebble Beach

Proposed CEQA Action: Consider adoption of a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines

Mike Novo, Project Planner presented the item.

Applicant's Representative: Mark Hornberger, Thomas Jamison, Keith Higgins

Public Comment: Bryan Rosen

The Commissioner recessed at 10:34 a.m. and returned at 10:47 a.m.

Roll Call:

Present:

Christine Shaw

Ben Work (via AB 2449)

Francisco Javier Mendoza

Martha Diehl

Katharine Daniels

Ramon Gomez

Amy Roberts

Absent:

Paul C. Getzelman
Ernesto G. Gonzalez
Etna Monsalve

Applicant Representative: Rich Webber

It was moved by Commissioner Daniels, seconded by Commissioner Gomez and passed by the following vote to adopt a Mitigated Negative Declaration, approve a General Development Plan, approve a Combined Development Permit consisting of the following Coastal Administrative Permit to construct (Building L) and replace/expand (Building E, Building F, Building G, and Building J) institutional buildings Coastal Administrative Permit to construct student and faculty housing (Buildings A and B2) Coastal Development Permit to allow removal of 132 trees; and Coastal Development Permit to allow development within 100 feet of ESHA; and adopt a Mitigation Monitoring and Reporting Plan with amendments to condition 4 and condition 18.

AYES: Shaw, Work, Mendoza, Diehl, Daniels, Gomez, Roberts

NOES: None

ABSTAIN: None

ABSENT: Getzelman, Gonzalez, Monsalve

3. PLN210061 - JOHNSON HAL W JR & ALLISON H

Public hearing to consider variances to reduce the front setbacks and allow construction of a 4,921 square foot single-family residence, inclusive 803 square feet of non-habitable space for an attached garage and a mechanical room, and associated site improvements on slopes in excess of 30% and within 50 feet of a coastal bluff and 750 feet of known archaeological resources. Site improvements include removal of 6 protected trees; grading of 2,305 cubic yards of cut and 355 cubic yards of fill; a foundation system consisting of micropiles and soil nails; driveway and flatwork; retaining walls; an emergency fire access stairway; paving of the access road leading to the site; and utility improvements consisting of installation of a septic tank, centralized water quality treatment for Highway 1 Water Distribution System #12, an approximately 400 lineal feet sewer line.

Project Location: 226 Highway 1, Carmel, Carmel Area Land Use Plan, Coastal Zone

Proposed CEQA action: Adopt a Mitigated Negative Declaration pursuant to section 15074 of the CEQA Guidelines and adopt a Mitigation Monitoring and Reporting Plan

Phil Angelo, Project Planner presented the item.

Applicant's Representative: Eric Miller, Yvette Wilson, Greg Easton

Public Comment: Lorna Moffit, Matt Francois, Bryan Rosen, Barry Butler

It was moved by Commissioner Roberts, seconded by Commissioner Shaw and passed by the following vote to return on a date uncertain with a resolution of

intent to deny the project.

AYES: Commissioner Shaw, Commissioner Work, Commissioner Mendoza, Commissioner Daniels, Commissioner Gomez, Commissioner Roberts, Commissioner Diehl,

Noes: None

ABSTAIN: None

ABSENT: Commissioner Getzelman, Commissioner Gonzalez, Commissioner Monsalve

The Commission recessed for lunch at 12:33 p.m. and return at 1:31 p.m.

Roll Call:

Present:

Christine Shaw

Paul C. Getzelman

Ben Work (via AB 2449)

Francisco Javier Mendoza

Martha Diehl

Katharine Daniels

Ramon Gomez

Amy Roberts

Absent:

Paul C. Getzelman

Ernesto G. Gonzalez

Etna Monsalve

4. PLN210306 - CARMEL SELF STORAGE LLC

Public hearing to consider construction of an 71,540 square foot two-story self-storage facility with an office and bathroom (5 buildings), removal of one oak tree, and associated drainage, driveway, and fencing improvements partially within 200 feet of the Carmel River floodplain.

Project Location: terminus of Center Street near corner with Berwick, Carmel Valley, Carmel Valley Master Plan

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

Mary Israel, Project Planner presented the item.

Applicant's Representative: Tony Lombardo, Will Tucker

The Commission recessed at 2:50 p.m. and returned at 2:58 p.m. with all Commissioners present that were present prior to the break.

Public Comment: Michael Hagerty, Tracie Coffman, Patricia Coffman, Charlie Wahle, Vince Moita, Marianne Gawain, Larry Bacon

It was moved by Commissioner Mendoza, seconded by Commissioner Roberts and passed by the following vote to continue the hearing on this item to a date certain of January 8, 2025 to give applicant opportunity to revisit Building A to address issues discussed at the hearing related to access.

AYES: Shaw, Work, Mendoza, Daniels, Gomez, Roberts, Diehl,

NOES: None

ABSTAIN: None

ABSENT: Getzelman, Gonzalez, Monsalve

OTHER MATTERS

None

DEPARTMENT REPORT

None

ADJOURNMENT

The meeting was adjourned by Chair Diehl at 4:16 p.m.

APPROVED:

/s/ Melanie Beretti

Planning Commission Secretary

ATTEST:

BY: /s/Melissa McDougal

Planning Commission Clerk

APPROVED ON: 01/08/25