

County of Monterey

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



Meeting Minutes - Final

Wednesday, August 28, 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 9:01 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Mendoza

ROLL CALL**Present:**

Christine Shaw

Paul C. Getzelman

Ben Work

Ernesto G. Gonzalez

Francisco Javier Mendoza

Martha Diehl

Etna Monsalve

Katharine Daniels

Absent:

Amy Roberts

Ramon Gomez

Secretary Beretti reviewed the Zoom protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Melissa McDougal informed the Commission of letters received from the public for Agenda Item No. 2 - PLN140602 – The Red Bard, Agenda Item No. 3 - PLN230127 - McDougal, Agenda Item No. 4 - PLN220359 – Casa Ondulado LLC and Agenda Item No. 5 – PLN230133 - Winkleblack.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

9:00 A.M. - SCHEDULED MATTERS**1. PLN210098 - COCONUT OAK LLC (FORMERLY LB HOMEBUYERS LLC)**

Continued from the February 28 and July 31, 2024 Planning Commission hearings to consider the establishment of the transient use of a residential property (two existing single family dwellings) for remuneration, commonly known as a short term rental.

Project Location: 27610 & 27612 Schulte Road, Carmel Valley

Proposed CEQA action: Find the project Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines and none of the exceptions to the exemptions listed in Section 15300.2 can be

made.

Christina Vu, Project Planning presented the request for continuance.

Applicant Representative: None

Public Comment: None

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

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

NOES: None

ABSENT: Roberts, Gomez

ABSTAIN: None

2. PLN140602 - JIMENEZ SALVADOR JR. TRUST (A.K.A. THE RED BARN)

Continued from the July 10, 2024 Planning Commission meeting, public hearing to consider amendment to Use Permits ZA-3117 and ZA-3629, as amended by Zoning Administrator Resolution No. 19-018, to increase the parking and sales area; amend an adopted General Development Plan to allow new uses (such as corporate events, weddings and quinceñeras within the Red Barn structure and electric carts, nursery events, outdoor movies, paintball club outside and allowing construction of on-site storage, shipping containers or similar, for vendors to rent); after-the-fact permitting of grading on slopes greater than 25%; and abating Code Enforcement Case Nos. 20CE00297 and 22CE00422.

Project Location: 1000, 1050, 1060 and 1150 North Highway 101, Aromas

Proposed CEQA action: Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074.

Mary Israel presented the request for continuance.

Applicant Representative: Joel Panzer

Public Comment: None

It was moved by Commissioner Mendoza, seconded by Commissioner Work, and passed by the following vote to continue the hearing on this item to a date certain of October 9, 2024.

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

NOES: None

ABSENT: Roberts, Gomez

ABSTAIN: None

3. PLN230127 - MCDOUGALL AMY E.

Public hearing to consider the construction of a six-story single-family dwelling with an attached garage, attached accessory dwelling unit, attached junior accessory dwelling unit, covered and uncovered decks, patios, and exterior staircases, and associated site improvements including the removal of Coast live oaks, drilling a domestic well, and development on slopes in excess of 25 percent. This project involves a reduction of the required front, side, and rear setbacks from 5 feet to 0 feet without seeking a Variance.

Project Location: 10196 Oakwood Circle, Carmel

Proposed CEQA action: Find the project Statutorily Exempt pursuant to CEQA Guidelines section 15270.

Fionna Jensen, Project Planner presented the request for continuance.

Applicant Representative: None

Public Comment: None

It was moved by Commissioner Monsalve, seconded by Commissioner Gonzalez, and passed by the following vote to continue the hearing on this item to a date certain of September 25, 2024.

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

NOES: None

ABSENT: Roberts, Gomez

ABSTAIN: None

4. PLN220359 - CASA ONDULADO LLC (FORMERLY SOSKE ANN ELIZABETH & STEPHEN EDWARD TRS)

Public hearing to consider a coastal permit to allow a lot line adjustment between two legal lots of record consisting of Lot 1 (APN 008-441-033-000, approximately 5.24 acres) and Lot 2 (APN 008-441-035-000, approximately 1.11 acres), resulting in two parcels containing 5.02 acres (Adjusted Lot 1) and 1.33 acres (Adjusted Lot 2), respectively.

Project Location: 1451 Ondulado Road, Pebble Beach & 1467 Padre Lane, Pebble Beach.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305.

Christina Vu, Project Planner presented the project.

Applicant Representative: Joel Panzer, Steven Soske

Public Comment: None

It was moved by Commissioner Mendoza, seconded by Commissioner Daniels,

and passed by the following vote to continue the item to a date certain of September 11, 2024.

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

NOES: None

ABSENT: Roberts, Gomez

ABSTAIN: None

The Commission recessed at 10:18 a.m. and returned at 10:35 a.m.

5. PLN230133 - WINKLEBLACK ROBERT & TRACY

Public hearing to consider establishing transient use of a residential property [single-family dwelling] for remuneration (Short-Term Rental).

Project Location: 9700 Venado Drive, Carmel Valley

Proposed CEQA action: Find the project Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

Ben Moulton, Project Planner presented the project.

Applicant Representative: Bob and Tracy Winkleblack

Public Comment: Barbara Falkenberg, CRR, Jeff Hawkins, James R

It was moved by Commissioner Daniels, seconded by Commissioner Mendoza, and passed by the following vote find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions listed in Section 15300.2 apply; and approve an Administrative Permit to allow transient use of a residential property [single-family dwelling] for remuneration (Short-Term Rental) with a edit to condition 9, to allow the permit to be valid for 3 years from the date of Certificate of Occupancy for the associated construction permit.

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

NOES: None

ABSENT: Roberts, Gomez

ABSTAIN: None

OTHER MATTERS

None

DEPARTMENT REPORT

Secretary Beretti provided an update on the Vacation Rental; Title 20 ad Title 21 were approved, and Title 7 will go back before the Board on September 10. 2024 on the

consent calendar. If approved by the Board on September 10, 2024, for the inland areas the effective date will be October 14, 2024, and for the Coastal Zone areas the next step is for our office to submit to the California Coastal Commission.

Commissioner Diehl asked for a referral to keep the Planning Commission informed on the process of the Vacation Rental Ordinance and the California Coastal Commission review process.

Secretary Beretti provided an update on the Salinas Valley Ground Water Basin. The Board of Supervisors did receive a report regarding the Salinas Valley Ground Water Basin investigation, and the Board continued the item to a future meeting to allow the public time to review the report.

Secretary Beretti provided an update on the correspondence received regarding the Pebble Beach Equestrian Center. Staff have done a review of all materials, public comment and information provided and the County has no regulatory basis or authority for holding the demolition permit, therefore the hold on the demolition permit has been lifted.

Director Craig Spencer informed the Commission that we have submitted the Draft Housing Element to State HCD, and we should have comments from the State in November.

ADJOURNMENT

The meeting was adjourned by Chair Diehl at 11:57 a.m.

APPROVED:

/S/ Melanie Beretti

Melanie Beretti

Planning Commission Secretary

ATTEST:

BY: /s/ Melissa McDougal

Melissa McDougal

Planning Commission Clerk

APPROVED ON: 10-30-24