

County of Monterey

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



Meeting Minutes - Draft

Wednesday, October 25, 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 9:05 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by staff.

ROLL CALL

Present:

Ben Work

Francisco Mendoza

Paul Getzelman

Kate Daniels

Etna Monsalve

Christine Shaw

Amy Roberts

Martha Diehl

Ernesto Gonzalez

Ramon Gomez (arrived after roll call at 9:13 a.m.)

Secretary Melanie Beretti reviewed the meeting protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None

COMMISSIONER COMMENTS AND REQUESTS

Commissioner Roberts requested that the Commission return to their regular lunch and break schedule now that they have returned to the Chambers.

APPROVAL OF CONSENT CALENDAR

1. LAND USE ADVISORY COMMITTEE (LUAC) APPOINTMENTS, REAPPOINTMENTS AND RESIGNATION

Public Comment: None

It was moved by Commissioner Diehl and seconded by Commissioner Gonzalez and passed by the following vote to approve the Consent Calendar with the request that Staff send an thank you on behalf of the Planning Commission to those resigning.

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

NOES: None
ABSENT: Gomez
ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

2. PLN220307 - CARMEL RESERVE LLC

Public Hearing continued from September 13, 2023 to consider approving the entrance design for the One Carmel Subdivision including a 75 square foot sign, 400 square foot guard kiosk with entry gate, 3,200 linear feet of stone and wood fencing, 340 linear feet of retaining walls, exterior lighting, and landscaping.

Project Location: 2.5 miles east of Highway 1 on the north side of Carmel Valley Road, between Canada Way & Valley Greens Drive, Mid Carmel Valley area (Assessor's Parcel Numbers 015-171-013-000, 015-171-014-000, & 015-171-018-000) Carmel Valley Master Plan.

Proposed CEQA Action: Consider an addendum together with certified Final Revised Environmental Impact Report (Final REIR) for the September Ranch Subdivision Project.
Proposed CEQA Action: Consider the certified Final Revised Environmental Impact Report and Addendum (SCH#1995083033) pursuant to CEQA Guidelines section 15162 and 15164.

Mary Israel, Project Planner presented the item.

Applicant/Applicant’s Representative: Anthony Lombardo

Public Comment: Noel

It was moved by Commissioner Daniels and seconded by Commissioner Diehl and passed by the following vote to consider the certified Final Revised Environmental Impact Report and Addendum (SCH#1995083033); and Approve a Design Approval to allow entrance design for the One Carmel Subdivision including a 75 square foot sign, 400 square foot guard kiosk with entry gate, 3,200 linear feet of retaining walls, exterior lighting, and landscaping.

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

NOES: None
ABSENT: None
ABSTAIN: None

3. PLN230135 - HANSON LEE ALAN & CORALY TRS

Public hearing to consider construction of a 1,840 square foot single family dwelling with an attached 520 square foot garage and associated site improvements including the removal of 21 Monterey pine trees.

Project Location: 4019 Sunridge Road, Pebble Beach, Del Monte Forest Land Use Plan.

Proposed CEQA Action: Find the project Categorical Exempt pursuant to CEQA Guidelines

section 15303.

Fionna Jensen, Project Planner presented the item.

Applicant/Applicant's Representative: Samuel Pitnick

Public Comment: None

It was moved by Commissioner Diehl and seconded by Commissioner Gomez and passed by the following vote to find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and none of the exceptions under section 15300.2 apply; and Approving a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow the construction of a 1,840 square foot single family dwelling with attached 520 square foot garage and associated site improvements; and a Coastal Development Permit to allow removal of 21 Monterey pine trees.

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

NOES: None

ABSENT: None

ABSTAIN: None

4. PLN220117 - DOLORES PASS LLC

Public hearing to consider demolition of a 367 square foot detached garage and the remaining foundation of a demolished single-family residence, construction of a new 3,648 square foot single-family residence with an attached 420 square foot garage and 169 square foot basement, the removal of 14 native trees, development on slopes in excess of 30%, and development within 750 of known archaeological resources.

Project Location: 24726 Dolores Street, Carmel, Carmel Area Land Use Plan, Coastal Zone

Proposed CEQA action: Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and none of the exceptions from section 15300.2 apply to the project.

Phil Angelo, Project Planner presented the item.

Applicant/Applicant's Representative: Angie Phares

Public Comment: None

The Planning Commission recessed for their morning break at 10:40 a.m. and resumed at 11:06 a.m.

It was moved by Commissioner Diehl, seconded by Commissioner Daniels and passed by the following vote to continue the hearing on this item, to a date certain of January 10, 2024 to allow time for staff to include a more substantial justification to allow construction on slopes greater than 30%.

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

NOES: None

ABSENT: None

ABSTAIN: None

DEPARTMENT REPORT

Secretary Beretti informed the Commission that project PLN220054 – Rosseel was denied by the Board of Supervisors; that the former Director of HCD, Erik Lundquist would not be returning; and that HCD is holding their annual Employee Appreciation Event on Friday, October 27, 2023.

ADJOURNMENT

The meeting adjourned by Chair Monsalve at 11:26 a.m.

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