

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, March 9, 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

Present:

Amy Roberts
Paul C. Getzelman
Etna Monsalve
Katharine Daniels
Martha Diehl
Ernesto Gonzalez
Francisco Javier Mendoza
Rich Coffelt

Absent:

Ana Ambriz

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Sophia Magana informed the Commission of correspondence from the public related to Agenda Item No. 5 REF220014 and Agenda Item No. 5 - REF220174 – Monterey County General Plan Implementation and Housing Element Annual Progress Report.

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

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

APPROVAL/ACCEPTANCE OF MINUTES

- A. Acceptance of the August 30, 2017 Planning Commission meeting minutes.
- B. Acceptance of the May 8, 2019 Planning Commission meeting minutes.
- E. Acceptance of the November 18, 2020 Planning Commission meeting minutes.

- D. Acceptance of the July 10, 2019 Planning Commission meeting minutes.
- C. Acceptance of the May 29, 2019 Planning Commission meeting minutes.
- F. Acceptance of the November 14, 2018 Planning Commission meeting minutes.

It was moved by Commissioner Diehl and seconded by Commissioner Daniels and passed by the following vote to accept items A through F, Monterey County Planning Commission Meeting Minutes of August 30, 2017, May 8, 2019, May 29, 2019, July 10, 2019, November 18, 2020 and November 14, 2018.

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

NOES: None

ABSENT: Ambriz

ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

1. Consider finding, pursuant to AB 361 and in order for the Planning Commission to continue to meet remotely, that the COVID-19 pandemic state of emergency declared by Governor Newsom is still in effect; that the Planning Commission has reconsidered the circumstances of the state of emergency; and that the Monterey County Health Officer continues to recommend social distancing measures for meetings of legislative bodies.

Proposed CEQA action: Not a project pursuant to CEQA Guidelines section 15378(b)(5)

Kelly Donlon, County Counsel presented this item.

PUBLIC COMMENTS

None

It was moved by Commissioner Daniels and seconded by Commissioner Mendoza and passed by the following vote to make the findings pursuant to AB361 in order for the Planning Commission to continue to meet remotely.

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

NOES: None

ABSENT: Ambriz

ABSTAIN: None

2. **PC REFERRAL NO. 22.01 - LANGUAGE ACCESS AND EFFECTIVE COMMUNICATION POLICY**

Director of HCD, Erik Lundquist gave a verbal presentation on this item.

Juan Rodriguez, Civil Rights Office was also present and provided input.

A few of the Commissioners had follow up questions and concerns. No action was taken.

PUBLIC COMMENTS

None

3. PLN200124 - 3175 DEL CIERVO LLC AND LAW OFFICE AENGUS L JEFFERS

Lot line adjustment of approximately 0.60 acres between two legal lots of 2.32 acres and 2.50 acres, resulting in two parcels of 1.72 acres and 3.10 acres, respectively.

Project Location: 3175 and 3177 Del Ciervo Road, Pebble Beach (Assessor's Parcel Numbers 008-371-024-000 and 008-371-025-000), Del Monte Forest Land Use Plan, Coastal Zone

Proposed CEQA Action: Categorical Exemption pursuant to Section 15305 of the CEQA Guidelines

Commissioner Ambriz joined the meeting.

Philip Angelo, Project Planner presented this item.

Applicants Agent – Aengus Jeffers

PUBLIC COMMENTS

None

It was moved by Commissioner Diehl and seconded by Commissioner Daniels and passed by the following vote, to find the project qualifies as a Class 5 categorical exemption pursuant to section 15305 with no exceptions pursuant to section 15300.2 and approve the Coastal Development permit to allow a Lot Line Adjustment between two legal lots of record.

AYES: Getzelman, Diehl, Roberts, Gonzalez, Monsalve, Coffelt, Daniels, Mendoza, Ambriz

NOES: None

ABSENT: None

ABSTAIN: None

4. PLN210039 - STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CASTRO CANYON BRIDGE)

Public hearing to consider safety upgrades to the existing Castro Canyon bridge railing, replacement and installation of new guardrails and crash cushions, improvement to existing culvert and drainage inlet, and addition of new 20 linear foot retaining wall. The project includes development within the Critical Viewshed, on slopes exceeding 30%, and within 100 feet of environmentally sensitive habitat.

Project Location: State Route 1 (Highway 1), Post Mile 43.12, Castro Canyon Bridge (Br. No. 44-0035, between Post-Mile Markers 43.05 - 43.25), Big Sur (No Assessor's Parcel Number Big

Sur (No Assessor's Parcel Number), Big Sur Coast Land Use Plan, Coastal Zone.

Proposed CEQA Action: Find that project categorically exempt pursuant to Section 15303 of the CEQA Guidelines.

Sandra Villatoro, Project Planner presented this item.

Applicants Agent – Mitch Dallas

PUBLIC COMMENTS

Matt Glazer

It was moved by Commissioner Diehl and seconded by Commissioner Daniels and passed by the following vote to find the project categorically exempt pursuant to section 15303 of the CEQA Guidelines with no exceptions pursuant to section 15300.2 and approve a Combined Development permit

AYES: Getzelman, Diehl, Roberts, Gonzalez, Ambriz, Monsalve, Coffelt, Daniels, Mendoza

NOES: None

ABSENT: None

ABSTAIN: None

The Commission recessed for break at 10:35am and resumed at 10:47am

Roll Call after break – All Commissioners present except for Commissioner Diehl

Commissioner Diehl rejoined the Commission

5. REF220014 - MONTEREY COUNTY GENERAL PLAN IMPLEMENTATION AND HOUSING ELEMENT ANNUAL PROGRESS REPORT

- a. Consider and accept the 2021 Annual Progress Report for the Monterey County General Plan(s); and
- b. Consider and accept the 2021 Annual Progress Report for the 2015-2023 Housing Element;
- c. Authorize the Housing and Community Development Department Director to submit the final progress reports to the State Office of Planning and Research and State Department of Housing and Community Development; and
- d. Consider and provide direction regarding the Five-Year Long-Range Planning Work Program.

Proposed CEQA Action: Not a project per Sections 15060(c)(1) and 15378(b)(4) of the CEQA Guidelines.

Melanie Beretti, Project Planner presented this item.

PUBLIC COMMENTS

Margie Kay

It was moved by Commissioner Diehl and seconded by Commissioner Daniels and passed by the following vote to find that these annual reports are not a project subject to CEQA per Section 15060(c)(1) and 15378(b)(4) of the CEQA Guidelines and recommend that the Board of Supervisors approve the 2021 Annual Progress Reports, including direction to staff to mention the 1982 General plan in the work program.

AYES: Getzelman, Diehl, Roberts, Gonzalez, Ambriz, Monsalve, Coffelt, Daniels, Mendoza

NOES: None

ABSENT: None

ABSTAIN: None

OTHER MATTERS

Craig Spencer announced that there will be a special meeting on March 16, 2022, where the Rio Vista Ag Housing project in Pajaro will be considered.

6. PLANNING COMMISSION REFERRALS

Director of HCD, Erik Lundquist gave a brief introductory update on the referral matrix.

Commissioner Getzelman requested an update on the Wireless Telecommunication Ordinance.

Commissioner Diehl requested a referral to determine and codify the overall approach to updating the 1982 General Plan for the coastal areas.

Commissioner Diehl suggested that a stop time for the special meeting on March 16, 2022 be established.

PUBLIC COMMENTS

Margie Kay – had a comment regarding the stop time at the upcoming special meeting on March 16th.

DEPARTMENT REPORT

Erik Lundquist gave an update on items that went to the Board of Supervisors on March 8, 2022. The Board considered the Collins matter at 83 Mount Devon Road in Carmel. The Board made a motion of intent to deny the rezoning of that property and staff will bring back a resolution for denial at a future meeting to formally considered.

A Cannabis report provided by Citygate was considered at the March 8, 2022 Board meeting. The Board did not take action at that meeting.

Announced the new Planning Commissioner, Ben Work that will fill the current vacancy. He was recently appointed and will be joining the Commission once he has been sworn in.

ADJOURNMENT

The meeting was adjourned at 11:41 a.m. by Chair Mendoza

APPROVED:

/S/ CRAIG SPENCER

**CRAIG SPENCER
PLANNING COMMISSION SECRETARY**

ATTEST:

BY: *Sophía Magana* _____
**SOPHIA MAGANA
PLANNING COMMISSION CLERK**

APPROVED ON 4/13/2022