

Monterey County

*Monterey County Planning Commission
Monterey County Government Center - Board of Supervisors Chambers
168 W. Alisal St.
Salinas, CA 93901*



Meeting Agenda - Final

Wednesday, August 11, 2021

9:00 AM

Monterey County Planning Commission

*Ana Ambriz, Chair
Erik Lundquist, Secretary*

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Planning Commission's alternative actions on any matter before it.

Important Notice Regarding COVID 19

Based on guidance from the California Department of Public Health and the California Governor's Office, in order to minimize the spread of the COVID 19 virus, please do the following:

1. While the Board chambers remain open, you are strongly encouraged to observe the live stream of the Planning Commission meetings at <https://monterey.legistar.com/Calendar.aspx>, If you attend the Planning Commission meeting in person, you will be required to maintain appropriate social distancing, i.e., maintain a 6-foot distance between yourself and other individuals.

2. If you choose not to attend the Planning Commission meeting but desire to make general public comment, or comment on a specific item on the agenda, you may do so in three ways:

a. Submit your comment via email by 2:00 p.m. on the Tuesday prior to the Planning Commission meeting. Please submit your comment to the Planning Commission Clerk at PCHearingComments@co.monterey.ca.us. In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Planning Commission Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the Planning Commission meeting.

b. If you are watching the live stream of the Planning Commission meeting, you may submit your comment, limited to 250 words or less, to the Planning Commission Clerk at PCHearingComments@co.monterey.ca.us. General public comment must be received during the General Public Comment item on the agenda, and comments on specific agenda items must be received as it is being heard. In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Planning Commission Agenda) and item number (i.e. Item No. 10). Every effort will be made to read your comment into the record, but some comments may not be read due to time limitations. Comments received after an agenda item will be made part of the record if received prior to the end of the meeting.

c. You may participate through ZOOM. For ZOOM participation please join by computer audio at: <https://montereycty.zoom.us/j/94753594142?pwd=cC90UERpcjIKT2E1dEVCCQ0VhUFBydz09> OR to participate by phone call any of these numbers below:

+ 1 669 900 6833 US (San Jose)

+ 1 346 248 7799 US (Houston)

- + 1 312 626 6799 US (Chicago)
- + 1 929 205 6099 US (New York)
- + 1 253 215 8782 US
- + 1 301 715 8592 US

Enter this Meeting ID number: 947 5359 4142 when prompted and the Password: 541062 when prompted. Please note there is no Participant Code, you will just hit # again after the recording prompts you.

You will be placed in the meeting as an attendee; when you are ready to make a public comment if joined by computer audio please Raise your Hand; and by phone please push *9 on your keypad.

La acción recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Esa recomendación no limita las acciones alternativas de la Comisión de Planificación en ningún asunto que tenga ante sí.

Aviso importante sobre COVID 19

Basado en la guía del Departamento de Salud Pública de California y la Oficina del Gobernador de California, para minimizar la propagación del virus COVID 19, haga lo siguiente:

1. Mientras las cámaras de la Junta permanecen abiertas, le recomendamos que observe la transmisión en vivo de las reuniones de la comisión de planificación en

<https://monterey.legistar.com/Calendar.aspx>

Si asiste a la reunión de la comisión de planificación en persona, deberá mantener un distanciamiento social apropiado, es decir, mantener una distancia de 6 pies entre usted y otras personas.

2. Si elige no asistir a la reunión de la comisión de planificación pero desea hacer un comentario público general o comentar un tema específico de la agenda, puede hacerlo de tres maneras:

a. Envíe su comentario por correo electrónico antes de las 2:00 p.m. el martes anterior a la reunión de la comisión. Envíe su comentario al Secretario de la comisión a PCHearingComments@co.monterey.ca.us. En un esfuerzo por ayudar al Secretario a identificar el artículo de la agenda relacionado con su comentario público, indique en la línea de asunto, el cuerpo de la reunión (es decir, la agenda de la comisión de planificación) y el número de artículo (es decir, el artículo No. 10). Su comentario se colocará en el registro en la reunión de la comisión.

b. Si está viendo la transmisión en vivo de la reunión de la Junta, puede enviar su comentario,

limitado a 250 palabras o menos, al Secretario de la comisión en PCHearingComments@co.monterey.ca.us. Los comentarios del público en general deben recibirse durante el elemento de Comentarios del público en general en la agenda, y los comentarios sobre los elementos específicos de la agenda deben recibirse mientras se escuchan. En un esfuerzo por ayudar al Secretario a identificar el artículo de la agenda relacionado con su comentario público, indique en la línea de asunto, el cuerpo de la reunión (es decir, la agenda del comisión de planificación) y el número de artículo (es decir, el artículo No. 10). Se hará todo lo posible para leer su comentario en el registro, pero algunos comentarios pueden no leerse debido a limitaciones de tiempo. Los comentarios recibidos después de un artículo de la agenda serán parte del registro si se reciben antes del final de la reunión.

c. Puedes participar a través de ZOOM. Para participar en ZOOM, únase por audio de computadora en: <https://montereycty.zoom.us/j/94753594142?pwd=cC90UERpcjlKT2E1dEVQCQ0VhUFBydz09>
O para participar por teléfono, llame a cualquiera de estos números a continuación:

- + 1 669 900 6833 EE. UU. (San José)
- + 1346248 7799 EE. UU. (Houston)
- + 1312626 6799 EE. UU. (Chicago)
- + 1929205 6099 EE. UU. (Nueva York)
- + 1 253 215 8782 EE. UU.
- + 1301715 8592 EE. UU.

Ingrese este número de ID de reunión: 947 5359 4142 cuando se le solicite y contraseña: 541062. Tenga en cuenta que no hay un Código de participante, simplemente presionará # nuevamente después de que la grabación lo solicite.

Se lo colocará en la reunión como asistente; cuando esté listo para hacer un comentario público si se une al audio de la computadora, levante la mano; y por teléfono presione * 9 en su teclado.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

9:00 A.M. - CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Ana Ambriz	Paul C. Getzelman
Richard Coffelt	Ernesto G. Gonzalez
Francisco Javier Mendoza	Amy Roberts
Martha Diehl	Katharine Daniels
Etna Monsalve	

PUBLIC COMMENTS

This is a time set aside for the public to comment on a matter that is not on the agenda.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Commission Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Planning Commission as provided in Sections 54954.2 of the California Government Code.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

This is a time set aside for the Commissioners to comment, request, or refer a matter that is on or not on the agenda.

APPROVAL/ACCEPTANCE OF MINUTES

- A.** Acceptance of the July 31, 2019 Planning Commission Meeting Minutes

Attachments: [Draft Minutes 073119](#)

9:00 A.M. – SCHEDULED MATTERS

- 1.** **PLN040103 EXT 1 - HANSEN JAMES AND PLISKA ALAN T (COUNTRY LAKE ESTATES)**
Consider a six-year extension of a Vesting Tentative Map for the Country Lake Estates Subdivision. This hearing was continued from the August 11, 2021 Planning Commission meeting.
Project Location: 70850 and 70970 New Pleyto Road, Bradley
CEQA Action: No CEQA action is needed since the request is withdrawn.
Attachments: [Staff Report](#)
[Exhibit A – Project Withdrawal Letter from Mr. James Hansen](#)
[Exhibit B – Project Withdrawal Email from Mr. Alan Pliska](#)

2.

PLN200300 - CONANT LLC

Public hearing to consider a Combined Development Permit to allow the repair and alteration of siding, doors, and windows on a historic single-family dwelling; demolition of a detached two-story guesthouse including after the fact approval of the demolition of the second story of the guesthouse and completion of the demolition of the lower-level; construction of a new 844 square foot guesthouse/pool house in the same location as guesthouse being demolished; property improvements consisting of a new garage roof and door installation, construction of a new outdoor pool and outdoor garden area; and development within 750 feet of archaeological resource.

Project Location: 48158 Highway 1 (APN 420-171-014-000), Coastlands, Big Sur Coast Land Use Plan, Coastal Zone

Proposed CEQA Action: Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.

Attachments: [Staff Report](#)

[Exhibit A – Project Data Sheet](#)

[Exhibit B – Draft Resolution](#)

[Exhibit C – Vicinity Map](#)

[Exhibit D – Big Sur LUAC minutes](#)

[Exhibit E – Historic Resources Review Resolution](#)

[Exhibit F – Focused Phase II Historic Assessment](#)

3.

BIG SUR COAST LAND USE PLAN UPDATE WORKSHOP 2

Conduct a public workshop to review and provide direction on the draft Big Sur Coast Land Use Plan update prior to environmental review.

Project Location: Big Sur Coastal Planning Area

Proposed CEQA action: A planning workshop is exempt per CEQA Guidelines Section 15262.

Attachments: [Staff Report](#)

[Exhibit A – Working Draft BSLUP Strike Through and Underline Copy](#)

[Exhibit B – Refinement and Discussion of ESHA Legal Issues](#)

[Exhibit C – City of Malibu ESHA Policies](#)

[Exhibit D – Fire Fuel and Forest Management Plan for Santa Cruz County Staff](#)

OTHER MATTERS

4.

**MONTEREY COUNTY PLANNING COMMISSION NOMINATION
COMMITTEE**

Appointment of a new Vice Chair position

DEPARTMENT REPORT

ADJOURNMENT