



Monterey County

Action Minutes Monterey County Planning Commission

Keith Vandever, Chair
Paul Getzelman, Vice-Chair
Jacqueline R. Onciano, Secretary

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

Wednesday, April 25, 2018

9:00 AM

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

The meeting was called to order by Chair Vandever at 9:01 A.M.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commission Diehl.

ROLL CALL

Present:

Ana Ambriz
Martha Diehl
Melissa Duflock
Paul C. Getzelman
Ernesto G. Gonzalez
Francisco Javier Mendoza
Cosme Padilla
Amy Roberts
Keith Vandever
Jon Wizard

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Melissa McDougal informed the Commission of documents distributed on the dais: an Email submitted by the Staff and a packet of correspondence from the Public for Agenda Item Number 1 (PLN160849 – Clifton Heather Joy & Wolske Russell D), and the Del Monte Land Use Advisory Minutes submitted by Staff for Agenda Item Number 2 (PLN170511 – Advanced Language Systems International INC)

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Getzelman requested a review of the Land Use Advisory Committee (LUAC) Rules to be discussed at a June Planning Commission Meeting;
Commissioner Padilla requested Staff to provide an update on the Farm Worker Housing;
Commissioner Roberts thanked Staff for updating the website link to view Planning Commission Hearings online.

APPROVAL/ACCEPTANCE OF MINUTES

- A.** Acceptance of the March 14, 2018 Planning Commission Meeting Minutes.

Attachments: [Draft PC Minutes - 3-14-18](#)

It was moved by Commissioner Wizard, seconded by Commissioner Mendoza and passed by the following vote to accept the March 14, 2018 Planning Commission Minutes:

AYES: Ambriz, Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Padilla, Roberts, Vandever, Wizard

NOES: None

ABSENT: None

ABSTAIN: Duflock

- B.** Acceptance of the November 16, 2016 Planning Commission Meeting Minutes.

Attachments: [Draft PC Minutes - 11-16-16](#)

Commissioner Ambriz requested the spelling of her first name to be corrected to Ana.

It was moved by Commissioner Ambriz, seconded by Commissioner Duflock and passed by the following vote to accept Planning Commission Minutes with the correction as stated:

AYES: Ambriz, Diehl, Duflock, Getzelman, Padilla, Roberts, Vandever

NOES: None

ABSENT: None

ABSTAIN: Gonzalez, Mendoza, Wizard

- C.** Acceptance of the December 14, 2016 Planning Commission Meeting Minutes.

Attachments: [Draft PC Minutes 12-14-16](#)

Commissioner Roberts requested the correction to the following names under Public Comment: Nick Steinman to Mic Steinman and Darren McVain to Darren McBain

It was moved by Commissioner Diehl, seconded by Commissioner Roberts and passed by the following vote to accept Planning Commission Minutes with the

corrections as stated:

AYES: Ambriz, Diehl, Duflock, Getzelman, Padilla, Roberts, Vandever

NOES: None

ABSENT: None

ABSTAIN: Gonzalez, Mendoza, Wizard

9:00 A.M. – SCHEDULED MATTERS

1.

PLN160849 - CLIFTON HEATHER JOY & WOLSKE RUSSELL D (CONTINUED FROM APRIL 11, 2018)

Continued from April 11, 2018 Planning Commission; public hearing to consider after-the-fact removal of 43 oak trees to clear Code Enforcement case (17CE00197), the construction of a new single family dwelling with attached guesthouse, including the removal of 25 oak trees and building a new driveway on slopes exceeding 25%.

Project Location: 26735 Laureles Grade, Carmel Valley, Toro Area Plan

Proposed CEQA Action: Adopt Mitigated Negative Declaration

Attachments: [Staff Report](#)

[Exhibit A - Project Data](#)

[Exhibit B - Draft Resolution](#)

[Exhibit C - Vicinity Map](#)

[Exhibit D - Initial Study-Mitigated Negative Declaration](#)

[Exhibit E - Reports](#)

[Exhibit F - Correspondence](#)

[Exhibit G - Minutes - Toro LUAC, 28 August 2017](#)

[Hearing Submittal 4-25-18](#)

Commissioner Padilla stated that he had watched the video tape of the April 11, 2018 hearing.

Jaime Scott Guthrie, project planner, presented the applicant's request to continue the hearing on project.

Applicant Representative: Bill Foster

Public Comment: Vicky Phillips, James Pfeiffer, Craig Phillips

It was moved by Commissioner Diehl, seconded by Commissioner Gonzalez and passed by the following vote to continue the public hearing to June 13, 2018:

AYES: Ambriz, Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Padilla, Roberts, Vandever, Wizard

NOES: None

ABSENT: None

ABSTAIN: None

2.

**PLN170511 - ADVANCED LANGUAGE SYSTEMS INTERNATIONAL
INC (CONTINUED FROM APRIL 11, 2018)**

Public hearing to consider the construction of a 2,816-square foot two-story single family dwelling with a 546-square foot attached garage and after-the-fact removal of seven (7) oak trees and one (1) pine tree, and to removal of two (2) additional Oak and one (1) additional Pine tree.

Project Location: 2884 Lasauen Road, Pebble Beach (Assessor's Parcel Number 007-181-021-000) Greater Monterey Peninsula Area Plan

Proposed CEQA action: Categorically Exempt per Section 15303 of the CEQA Guidelines

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Draft Resolution](#)
 [Exhibit C - Vicinity Map](#)
 [Exhibit D - Arborist Report](#)

Craig Spencer, project planner presented the project.

Senior Deputy County Counsel requested a change to finding 5, evidence d to correct a typo.

Applicant Representative: Jeff Kilpatrick, Anthony Davi

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Padilla and passed by the following vote to adopt a resolution to: find the project is a single-family residence which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and approve a Combined Development Permit subject to the conditions of approval, with the correction as stated:

AYES: Ambriz, Diehl, Duflock, Getzelman, Gonzales, Mendoza, Padilla ,
Roberts, Vandever, Wizard
NOES: None
ABSENT:
ABSTAIN: None

3.

PLN170052 - DORMAN

Public hearing to consider a remodel/addition of two historic cottages, and attaching the cottages to create one 2,578 square foot single family dwelling. The project also includes a Lot Line Adjustment taking 6,024 square feet from Assessor's Parcel Number 008-201-003-000 (1601 Sonado Road, Pebble Beach) and adding it to Assessor's Parcel Number 008-201-002-000 (1600 Visciano Road, Pebble Beach); an Amendment to PLN070428 to delete conditions of approval No. 8 and No. 9 to remove the deed restriction requirements for a guesthouse and Caretaker's

Unit; and a Coastal Development Permit to allow development in an archaeologically sensitive area.

Project Location: 1600 Visciano Road, Pebble Beach (Assessor's Parcel Number 008-201-002-000) Del Monte Forest Land Use Plan area (Addition, remodel, permit amendment, and lot line adjustment); and
1601 Sando Road, Pebble Beach (Assessor's Parcel Number 008-201-003-000), Del Monte Forest Land Use Plan Area (Lot line adjustment only).

Proposed CEQA action: Statutorily exempt pursuant to Section 15270 of the CEQA Guidelines - Projects that are not approved

Attachments:

[Staff Report](#)

[Exhibit A - Detailed Project Discussion](#)

[Exhibit B - Draft Resolution for Denial](#)

[Exhibit C - Land Use Advisory Committee Recommendation](#)

[Exhibit D - HRRB Resolution](#)

[Exhibit E - Phase 1 Historic Analysis](#)

[Exhibit F - Zoning Administrator Resolution No. 070428](#)

[Exhibit G - Coastal Commission Staff Comments](#)

Craig Spencer, project planner, presented the project.

Applicant Representative: Claudio Ortiz

Public Comment: Nicole Syskowski

It was moved by Commissioner Roberts, seconded by Commissioner Mendoza and passed by the following vote to adopt a resolution to find that denial of the project is statutorily exempt pursuant to Section 15270 of the CEQA Guidelines; and deny the Combined Development Permit:

AYES: Ambriz, Diehl, Duflock, Getzelman, Gonzales, Mendoza, Padilla, Roberts, Vandever, Wizard

NOES: None

ABSENT: None

ABSTAIN: None

Recessed at 10:31 a.m. Reconvened at 10:49 a.m.

4.

**PLN150082 - INDIAN SPRINGS RANCH PROPERTY OWNERS
(VERIZON WIRELESS)**

Public hearing, continued from October 11, 2017, to adopt a resolution denying a Use Permit to establish a wireless communication facility.

Project Location: 22400 Indian Springs Road, Salinas, Toro Area Plan (Assessor's Parcel Number 139-111-011-000)

Proposed CEQA Action: Statutory Exemption per Public Resource Code Section 21080(b)(5) and Section 15270 of the CEQA Guidelines.

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Project Resolution of Denial](#)
 [Exhibit C - Project Applicant Correspondence](#)
 [Exhibit D - Vicinity Map](#)

Anna Quenga, project planer presented the project.

Applicant Representative: None

Public Comment: Eric Secondo, John Levering

It was moved by Commissioner Roberts, seconded by Commissioner Ambriz and passed by the following vote to adopt a resolution to find that the denial of a project is statutorily exempt pursuant to Section 15270 of the CEQA Guidelines; and deny the Use Permit and Design Approval for a wireless communication facility:

AYES: Ambriz, Diehl, Duflock, Getzelman, Padilla, Roberts, Vandever

NOES: None

ABSENT: None

ABSTAIN: Gonzalez, Mendoza, Wizard

OTHER MATTERS

None

DEPARTMENT REPORT

None

ADJOURNMENT

The meeting was adjourned at 10:56 a.m. by Chair Vandever.

APPROVED:

JACQUELINE R. ONCIANO
PLANNING COMMISSION SECRETARY

ATTEST:

BY: _____
MELISSA MCDOUGAL
PLANNING COMMISSION CLERK

APPROVED ON _____
APPROVED:

JACQUELINE R. ONCIANO
PLANNING COMMISSION SECRETARY

ATTEST:

BY: _____
MELISSA MCDOUGAL
PLANNING COMMISSION CLERK

APPROVED ON _____