



# Monterey County

## Action Minutes Monterey County Planning Commission

*Cosme Padilla, Chair*  
*Don Rochester, 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

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Wednesday, February 22, 2017

9:00 AM

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### **9:00 A.M. – CALL TO ORDER**

The meeting was called to order by Chair Padilla at 9:07 a.m.

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Rochester.

### **ROLL CALL**

Present:  
Ana Ambriz (arrived 9:14)  
Martha Diehl  
Melissa Duflock  
Paul C. Getzelman  
Luther Hert  
Jose Mendez  
Cosme Padilla  
Amy Roberts  
Don Rochester  
Keith Vandever (arrived 11:37)

### **PUBLIC COMMENT**

None.

### **AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

Commission Clerk Jacquelyn Nickerson informed the Commissioners of the following documents distributed on the Dais:

- Memorandum regarding Agenda Item No. 11 – PLN160481 (Reagan)
- Agenda Items No. 2-6 (Minutes) placed on the next agenda

### **COMMISSIONER COMMENTS, REQUESTS AND REFERRALS**

Commissioner Getzelman requested that staff not number the Approval of Minutes.

Senior Deputy County Counsel Wendy Strimling suggested the numbering sequence: 1a, 1b, 1c...

## **APPROVAL/ACCEPTANCE OF MINUTES**

1. Approval of the October 26, 2016 Planning Commission minutes.

**Attachments:**     [Draft PC Minutes 102616](#)  
                              [Final PC Minutes 102616](#)

It was moved by Commissioner Diehl, seconded by Commissioner Duflock and passed by the following vote to receive the October 26, 2016 Planning Commission Minutes.

**AYES:** Diehl, Duflock, Mendez, Padilla, Roberts, Rochester **NOES:** None

**ABSENT:** Ambriz, Vandever **ABSTAIN:** Getzelman, Hert

**ABSTAIN:** Getzelman, Hert,

## **9:00 A.M. – SCHEDULED MATTERS**

7. **MONTEREY COUNTY PLANNING COMMISSION**

Receive nominations from Nominating Committee for Chair and Vice-Chair and elect Chair and Vice-Chair for 2017.

The nominations were presented.

Public Comment: None

It was moved by Commissioner Roberts, seconded by Commissioner Diehl to nominate Commissioner Rochester as Chair and Commissioner Vandever as Vice-Chair and passed by the following vote:

**AYES:** Ambriz, Diehl, Duflock, Getzelman, Hert, Mendez, Padilla, Roberts, Rochester

**NOES:** None

**ABSENT:** Vandever

**ABSTAIN:** None

8. **PLN140863 - FIRST BAPTIST CHURCH (CONTINUED FROM JANUARY 11, 2017)**

Continue the hearing on the project to May 31, 2017, for consideration of a Use Permit to convert a single-family dwelling into a church.

**Project Location:** 19345 Cachagua Road, Carmel Valley, Cachagua Area Plan

**Attachments:**     [Staff Report](#)

Project Planner Joe Sidor requested a continuance to May 31, 2017, on behalf of applicant in order to meet standards for potable water and bring project into compliance.

Applicant's representative, Anthony Lombardo, agrees with continuance recommended by staff.

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Mendez and passed by the following vote to continue the hearing on the project to May 31, 2017 Planning Commission:

AYES: Ambriz, Diehl, Duflock, Getzelman, Hert, Mendez, Padilla, Roberts, Rochester

NOES: None

ABSENT: Vandever

ABSTAIN: None

9.

**PLN160098 - MONTEREY REGIONAL WATER POLLUTION  
CONTROL AGENCY (PURE MONTEREY  
GROUNDWATER REPLENISHMENT PROJECT)**

Public hearing to consider Amendment No. 2 to a previously approved Use Permit (PC7784) and Design Approval to allow the construction and operation of an Advanced Water Treatment

Facility at the Monterey Regional Treatment Plant.

**Project Location:** 14811 Del Monte Boulevard, Marina, Greater Monterey Peninsula Plan Area

**Proposed CEQA Action:** Consider a Final Environmental Impact Report previously adopted by the Monterey Regional Water Pollution Control Agency.

**Attachments:**    [Staff Report](#)  
                          [Exhibit A - Discussion](#)  
                          [Exhibit B - Draft Resolution](#)  
                          [Exhibit C - Vicinity Map](#)  
                          [Exhibit D - Visual Analysis Report](#)  
                          [Exhibit E - Environmental Impact Report](#)  
                          [Exhibit F - Comments](#)  
                          [PC Resolution](#)  
                          [Revised PC Resolution](#)

Project Planner Bob Schubert presented the project.

The commission deliberated on fire service and verification project is exempt from requiring building permit. Staff recommends adding finding and condition.

Applicant: Bob Whilden

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Getzelman

and passed by the following vote to adopt the resolution approving the project as amended to include a finding that the project is consistent with General Plan Policy S-4.15 and a new condition to require submission of proof to RMA of fire and emergency services for the project prior to expiration of the existing contract between Monterey Regional Water Pollution Control Agency and City of Marina for fire and emergency services:

**AYES:** Ambriz, Diehl, Duflock, Getzelman, Hert, Mendez, Padilla, Roberts, Rochester

**NOES:** None

**ABSENT:** Vandever

**ABSTAIN:** None

10.

**PLN160533 - MARK AND MARY GOLDBERG, GARRY AND NIRUPA SHEPPARD**

Public hearing to consider action on a Coastal Development Permit to allow a Lot Line Adjustment of equal exchange of 29,432 sq. ft. between two (2) contiguous legal lots of record: Assessor's Parcel Number 181-151-003-000 (Parcel A, Sheppard) (3.9 acres) and Assessor's Parcel Number 181-151-001-000 (Parcel B, Goldberg), (4.2 acres), resulting in Parcel A (3.9 acres) and Parcel B (4.2 acres), respectively.

**Project Location:** 835 and 855 Elkhorn Rd, Royal Oaks, North County Land Use Plan

**Proposed CEQA Action:** Categorically Exempt per Section 15305(a) of the CEQA Guidelines.

**Attachments:**     [Staff Report](#)  
                              [Exhibit A - Discussion](#)  
                              [Exhibit B - Project Data Sheet](#)  
                              [Exhibit C - Draft Resolution](#)  
                              [Exhibit D - Vicinity Map](#)  
                              [Exhibit E - North County LUAC Minutes](#)  
                              [PC Resolution](#)

Project Planner Dee Van Donselaar along with Brandon Swanson, Planning Manager, presented the project.

Staff presented an Errata Memo for the record, making additions and corrections to the resolution and conditions.

Applicant: None

Public Comment: None

It was moved by Commissioner Padilla, seconded by Commissioner Duflock and passed by the following vote to approve the project as amended by the errata:

**AYES:** Ambriz, Diehl, Duflock, Getzelman, Hert, Mendez, Padilla, Roberts,

Rochester  
NOES: None  
ABSENT: Vandevere  
ABSTAIN: None

Commissioner Roberts left at 11:17 a.m.

Commissioner Vandevere arrived at 11: 37 a.m.

Chair announced that next item to be heard would be item #12

12. **PLN160253 - GARIBALDI (CONTINUED FROM JANUARY 25, 2017)**  
Public hearing to consider action on a Design Approval to allow the construction of a single family dwelling.  
**Project Location:** 1030 Marcheta Lane, Pebble Beach, Greater Monterey Peninsula Area Plan.  
**Proposed CEQA Action:** Categorically Exempt per CEQA Guidelines Section 15303(a).

**Attachments:**     [Staff Report](#)  
                              [Exhibit A - Project Data Sheet](#)  
                              [Exhibit B - Discussion](#)  
                              [Exhibit C - Draft Resolution](#)  
                              [Exhibit D - Vicinity Map](#)  
                              [Exhibit E - Proposed Colors](#)  
                              [Exhibit F - LUAC Minutes](#)  
                              [Exhibit G - Comparison of nearby lot development](#)  
                              [Exhibit H - Arborist Report by Frank Ono dated Janary 27, 2016](#)  
                              [Exhibit I - Arborist Report by Maureen Hamb dated March 2016](#)  
                              [Exhibit J - Arborist Report by Frank Ono dated November 2, 2016](#)  
                              [Exhibit K - Arborist Report by Maureen Hamb dated November 2, 2016](#)  
                              [Exhibit L - Arborist Report by Maureen Hamb dated January 13, 2017](#)  
                              [Exhibit M - Comments from Neighbors](#)  
                              [Exhibit N - Neighborhood Areal Plan](#)  
                              [PC Resolution](#)  
                              [Revised PC Resolution](#)

Project Planner Bob Schubert along with Brandon Swanson, Planning Manager, presented the project.

Applicant's representative: Anthony Lombardo

Public Comments:  
Eric Miller, Architect  
Maureen Ham, Arborist  
Kimberly Kaneer,  
Jerry Verhastle,  
Randi Greene  
Anna Hateman,

Staffs' recommended include Condition 1 with actual dimensions (3671), condition added re: compliance with landscape and updated site plans presented by architect Eric Miller.

It was moved by Commissioner Duflock, seconded by Commissioner Padilla and passed by the following vote to adopt the resolution to approve the project with the following changes: add "in accordance with site plan" to the decision, clarify the square footage in condition 1, and add condition requiring compliance with the Landscaping Plan :

AYES: Ambriz, Diehl, Duflock, Getzelman, Hert, Mendez, Padilla, Rochester  
NOES: None  
ABSENT: Roberts

**Recess for Lunch 11:57 a.m. to Reconvene at 1: 30 p.m.**

**1:30 P.M. - CALL TO ORDER MONTEREY COUNTY PLANNING COMMISSION**

The meeting reconvened at 1:30 p.m. by Chair Padilla.

Commissioner Duflock was not present for the afternoon session.

**11.**

**PLN160481 - REGAN**

Public hearing to consider action on a Coastal Development Permit allowing a Lot Line Adjustment between two legal lots of record: Assessor's Parcel Number 243-112-025-000 (Lot 1) (2.71 acres) and Assessor's Parcel Number 243-112-026-000 (Lot 2) (5.81 acres) resulting in Lot 1 (2.46 acres) and Lot 2 (6.06 acres) respectively.

**Project Location:** 53A Riley Ranch Road, Carmel, Carmel Area Land Use Plan area

**Proposed CEQA Action:** Categorically Exempt per Section 15305(a) of the CEQA Guidelines

**Attachments:**     [Staff Report](#)  
[Exhibit A - Project Data Sheet](#)  
[Exhibit B - Draft Resolution](#)  
[Exhibit C - Vicinity Map](#)  
[Exhibit D - Carmel\\_Carmel Highlands LUAC Minutes](#)  
[PC Resolution](#)

Project Planner Anna Quenga presented the project. Staff presented the Commission with an Errata Memo, recommending changes to the resolution and conditions.

Applicant Representative Paul Davis, Architect, agrees with staff recommendations.

Public Comment: None

It was moved by Commissioner Vandever, seconded by Commissioner Diehl and passed by the following vote to adopt the resolution to approve the project with the changes from the errata:

AYES: Ambriz, Diehl, Getzelman, Hert, Mendez, Padilla, Rochester,

Vandever NOES: None

ABSENT: Roberts, Duflock ABSTAIN: None

13.

**PLN150548 - 3196 LLC**

Public hearing to consider action on a Combined Development Permit and Design Approval to demolish a single-family dwelling and attached garage, and construct a new single-family dwelling, detached garage and accessory dwelling unit. Proposed development would occur within 100 feet of environmentally sensitive habitat and within an area of cultural sensitivity.

**Project Location:** 3196 17-Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone

**Proposed CEQA Action:** Categorically Exempt per Section 15302 of the CEQA Guidelines.

**Attachments:**     [Exhibit A - Discussion](#)  
                              [Exhibit B - Draft Resolution](#)  
                              [Exhibit C - Vicinity Map](#)  
                              [Exhibit D - Del Monte Forest LUAC Minutes](#)  
                              [PC Resolution](#)

Project Planner Joe Sidor along with Brandon Swanson, Planning Manager, presented the project.

Applicant Representative: Anthony Lombardo

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Vandever and passed by the following vote to adopt the resolution to approve the project, with revision to the decision to omit approval of the Conservation and Scenic easement (easement is required per Condition 8):

AYES: Ambriz, Diehl, Getzelman, Hert, Mendez, Padilla, Rochester,

Vandever

NOES: None

ABSENT: Roberts, Duflock  
ABSTAIN: None

**OTHER MATTERS**

None.

**DEPARTMENT REPORT**

Secretary Jacqueline Onciano inquired about rescheduling items from March 8th 2017 Planning Commission meeting to the next meeting on March 29th. Chair directed the meeting to be cancelled for March 8th. Ms. Onciano informed the Commission of a request received to discuss the status of Cannabis permits processing in the County in the next meeting.

**ADJOURNMENT**

The meeting was adjourned by Chair Padilla at 2:00 p.m.

**APPROVED:**

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**JACQUELINE R. ONCIANO**  
**PLANNING COMMISSION SECRETARY**

**ATTEST:**

**BY: \_\_\_\_\_**  
**MELISSA MCDOUGAL**  
**PLANNING COMMISSION CLERK**

**APPROVED ON \_\_\_\_\_**