



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, January 31, 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 9:20 A.M.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commission Wizard.

ROLL CALL

Present:

Ana Ambriz
Martha Diehl
Melissa Duflock
Ernesto Gonzalez
Paul C. Getzelman
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 documents distributed on the dais:

- Packet of additional correspondence submitted by the public on Agenda Item No. 1 (PLN160146 – Porter Estates Company Bradley Ranch LLC [Trio Petroleum]); and
- Packet of additional correspondence submitted by the public on Agenda Item No. 2 (REF100042/REF130043 – Short-Term Rental Code Compliance)

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Wizard requested a presentation on the Salinas Valley Basin Groundwater Sustainability Planning Process.

9:00 A.M. – SCHEDULED MATTERS

1.

PLN160146 - Porter Estates Company Bradley Ranch LLC (Trio Petroleum)

Public hearing (continued from December 13, 2017) to adoption a resolution denying the request for a Use Permit to allow temporary production testing for oil and gas at four (4) new well sites in the Hames Valley.

Project Location: Hames Valley, Bradley

Proposed CEQA Action: Find that the denial of the project is Statutorily Exempt pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a).

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Email Message dated December 21, 2017 from Steve Craig](#)
 [Exhibit C - Letter dated January 5, 2018 from Steven A. Rowlee](#)
 [Hearing Submittal -PLN160146 - 013118](#)

The hearing on the project was continued from December 13, 2017.
Commissioner Padilla was absent on December 13 and stated that he would therefore abstain. Commissioners Mendoza and Duflock were also absent on December 13 but stated that they had listened to the tape of December 13, 2017.

Project Planner, Bob Schubert presented the project.

Applicant Representative: Steve Rowlee, Stan Eschner and David Balch

Public Comment: Laura Solorio, Jan Shriner, Denyse Frishmouth, Judy Karas, Michelle Raine, Jane Bell, Suzie Gabri, Sylvia Shih, Lynn Yaghoubian, Daian Herrington, Jacquelyn Woodward, Mary Hsia-Coron, Andy Hsia-Coron

Recessed at 10:46 a.m. Reconvened at 10:59 a.m.

Continued Public Comment: Jacquelyn Woodward; Lynda Marin; Mary Hsia-Coron, Andy Hsia-Coron; West Rice

It was moved by Commissioner Ambriz, seconded by Commissioner Diehl and passed by the following vote to adopt a resolution to deny the request for a Use Permit:

AYES: Ambriz, Diehl, Mendez, Mendoza, Vandever, Wizard

NOES: Duflock, Getzelman, Roberts

ABSENT: None
ABSTAIN: Padilla

2.

REF100042/REF130043 - SHORT-TERM RENTAL CODE COMPLIANCE

Consider recommendation to the Board of Supervisors concerning measures to enhance short-term rental code compliance.

Attachments: [Staff Report](#)
 [Hearing Submittal - STR - Compliance 1-31-18](#)

John Dugan, Deputy Director of Land Use and Community Development, gave a presentation.

Public Comment: Lynda Marin, Richard Matthews, Jan Leaser

Recessed at 12:05 p.m. reconvened at 1:32 p.m.

Commissioner Duflock did not return for the afternoon.

Continued Public Comment: Callie Williams; Lorraine O'Shea Adrienne Berry; Michael Alway; Priscilla H. Walton; Allison Jefferson; Ken Robbie, CW Freedman

Recessed at 2:18 p.m. reconvened 3:02 p.m.

It was moved by Commissioner Diehl, seconded by Commissioner Mendez and passed by the following vote to have Staff draft a letter to the Board of Supervisors recommending the Board of Supervisors provide clear direction about staffing, resources, and use of possible tools such as technology and/or contractors in order to provide consistent and predictable Short-Term Rental enforcement:

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

OTHER MATTERS

None

DEPARTMENT REPORT

None

ADJOURNMENT

The meeting was adjourned by Chair Vandever at 3:11 p.m.

APPROVED:

JACQUELINE R. ONCIANO
PLANNING COMMISSION SECRETARY

ATTEST:

BY: _____
MELISSA MCDOUGAL
PLANNING COMMISSION CLERK

APPROVED ON _____