

# **Monterey County**

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



## **Action Minutes - Draft**

**Wednesday, April 11, 2018**

**9:00 AM**

## **Monterey County Planning Commission**

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

**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 Vandevere at 9:03 A.M.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commission Duflock.

**ROLL CALL**

**Present:**

Martha Diehl  
Melissa Duflock  
Francisco Javier Mendoza  
Paul C. Getzelman  
Ernesto G. Gonzalez  
Amy Roberts  
Keith Vandevere  
Jon Wizard

**Absent:**

Ana Ambriz  
Cosme Padilla

**PUBLIC COMMENTS**

None

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

Commission Clerk Melissa McDougal informed the Commission of the following documents distributed on the dais: an email submitted by the public for Agenda Item Number 2 (PLN170511 – Advanced Language Systems Internarial INC.); Revisions to the Draft Resolution and Conditions submitted by Staff for Agenda Item Number 3 (PLN170428 – Cortopassi); Revisions to the Draft Resolution, Conditions and the Initial Study submitted by Staff for Agenda Item Number 4 (PLN160849 – Clifton Heather Joy & Wolske Russell D); and a Memorandum submitted by Staff for Agenda Item Number 5 (PLN170468 - Salib)

**COMMISSIONER COMMENTS, REQUESTS AND REFERRALS**

Commission Wizard requested an update on Commission referral to Board re: short term rental enforcement and Commissioner Roberts requested the Planning Commission Website link to view Planning Commission videos be corrected.

**9:00 A.M. – SCHEDULED MATTERS**

1.

**PLN150805 - LOBOS RIDGE (Continued from 2/28/18)**

Continue public hearing to a date uncertain for up to 12 months.

**Project Location:** Easterly of State Highway One and Point Lobos State Park at 3400 Red Wolf Drive, Carmel.

**Liz Gonzales, project planner presented the request from owner, Big Sur Land Trust, for a continuance of the hearing for up to 12 months.**

**Public Comment: None**

**It was moved by Commissioner Diehl, seconded by Commissioner Getzelman and passed by the following vote to continue the public hearing to a date uncertain for up to 12 months:**

**AYES:** Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Roberts, Vandever, Wizard

**NOES:** None

**ABSENT:** Ambriz, Padilla

**ABSTAIN:** None

2.

**PLN170511 - ADVANCED LANGUAGE SYSTEMS INTERNATIONAL INC.**

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

**Liz Gonzales presented the request by applicant for continuance of the hearing to April 25, 2018 to enable posting of the public hearing notice.**

**Public Comment: None**

**It was moved by Commissioner Diehl, seconded by Commissioner Mendoza and passed by the following vote to continue the public hearing to April 25, 2018:**

**AYES:** Diehl, Duflock, Getzelman, Gonzales, Mendoza, Roberts, Vandever, Wizard

**NOES:** None

**ABSENT:** Ambriz, Padilla

**ABSTAIN:** None

**Break at 9:13 a.m.to Reconvene at 9:19 a.m.**

3.

**PLN170428 - CORTOPASSI HEIDE S TR**

Public hearing to consider the demolition and rebuild of an existing single story single family dwelling and construction of a new detached garage. Variances are requested to reduce the front setback for main and accessory structures from 30 and 50 feet to about 6.5 and 5.5 feet, respectively. Development would occur within 750 feet of a known archaeological resource, within 100 feet of environmentally sensitive habitat (ESHA), within 50 feet of a coastal bluff, and on slopes 30% or greater.

**Project Location:** 255 Highway 1, Carmel, Carmel Area Land Use Plan

**Proposed CEQA Action:** Adopt Mitigated Negative Declaration

**Jaime Scott Guthrie, project planner, presented the project.**

**Applicant Representative: Libby Burns and Daniel De Sola**

**The Commissioners agreed to trail the remainder of the hearing to the end of the meeting to allow Staff to make the changes to the Resolution requested by the Commissioners.**

**(See below for minutes of the remainder of the hearing.)**

**4.**

**PLN160849 - CLIFTON HEATHER JOY & WOLSKE RUSSELL D**

Public hearing to consider 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%. The project also includes after-the-fact consideration of prior removal of 43 oak trees to clear Code Enforcement case (17CE00197).

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

**Proposed CEQA Action:** Adopt Mitigated Negative Declaration

**Jaime Scott Guthrie, project planer presented the project.**

**Applicant Representative: Bill Foster**

**(The Commission recessed at 9:56 a.m. and reconvened at 10:48 a.m.)**

**Staff requested a continuance to April 25, 2018 to allow Staff to make the recommended changes to the draft resolution and conditions. The applicant agreed to this continuance.**

**Public Comment: Vicky Phillips and Craig Phillips**

**It was moved by Commissioner Diehl, seconded by Commissioner Roberts and passed by the following vote to continue the public hearing to April 25, 2018:**

**AYES: Diehl, Duflock, Getzelman, Gonzales, Mendoza, Roberts, Vandever, Wizard**

**NOES: None**

**ABSENT: Ambriz, Padilla**

**5.**

**PLN170468 - SALIB**

Public hearing to consider the construction of the first single family dwelling on a

vacant lot which includes development on slopes in excess of 25%

**Project Location:** 25575 Chiquito Place, Carmel

**Proposed CEQA action:** Categorically Exempt per §15303 of the CEQA Guidelines

Maira Blanco, project planner, presented the project and errata.

**Applicant Representative:** Frank Campos

**Public Comment:** John Hathaway

Motion made by Commissioner Diehl, seconded by Commissioner Wizard to continue the hearing to June 13, 2018. The motion failed by a 4-4 vote, by the following vote:

**AYES:** Diehl, Roberts, Vandever, Wizard

**NOES:** Duflock, Getzelman, Gonzalez, Mendoza

**ABSENT:** Ambriz, Padilla

The Commission recessed for lunch at 12:15 p.m. and reconvened at 1:45 p.m.

It was moved by Commissioner Roberts, seconded by Commissioner Duflock and passed by the following vote to find the project Categorically Exempt per Section 15303 of the CEQA Guidelines and that none of the exceptions under section 15300.2 apply and; approve the Combined Development Permit with the changes to findings and conditions as stated, including adding conditions to demonstrate water service, compliance with the LAMP, and indemnification, by the following vote:

**AYES:** Diehl, Duflock, Getzelman, Gonzales, Mendoza, Roberts, Vandever, Wizard

**NOES:** None

**ABSENT:** Ambriz, Padilla

The Commission then resumed the hearing on Cortopassi, trailed from the morning session.

#### **PLN170428 - CORTOPASSI HEIDE S TR**

Public hearing to consider the demolition and rebuild of an existing single story single family dwelling and construction of a new detached garage. Variances are requested to reduce the front setback for main and accessory structures from 30 and 50 feet to about 6.5 and 5.5 feet, respectively. Development would occur within 750 feet of a known archaeological resource, within 100 feet of environmentally sensitive habitat (ESHA), within 50 feet of a coastal bluff, and on slopes 30% or greater.

**Project Location:** 255 Highway 1, Carmel, Carmel Area Land Use Plan

**Proposed CEQA Action:** Adopt Mitigated Negative Declaration

Brandon Swanson, RMA Services Manager presented the changes to the draft resolution and conditions.

**Applicant Representative:** Libby Burns

**Public Comment: David Yates**

It was moved by Commissioner Diehl, seconded by Commissioner Roberts and passed by the following vote to adopt the Mitigated Negative Declaration, approve the Combined Development Permit and Adopt the Mitigation Monitoring and Reporting Program with the changes to the findings and conditions as stated:

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

NOES: None

ABSENT: Ambriz, Padilla

**OTHER MATTERS**

None

**DEPARTMENT REPORT**

Secretary Jacqueline R. Onciano informed the Commission that the RMA will not be holding the Planning Commission Retreat on April 25, 2018.

**ADJOURNMENT**

The meeting was adjourned at 2:19 p.m. by Chair Vandever.

APPROVED:

\_\_\_\_\_  
PLANNING COMMISSION SECRETARY

ATTEST:

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

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