

Monterey County

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



Action Minutes - Final

Wednesday, April 11, 2018

9:00 AM

Monterey County Planning Commission

*Paul Getzelman, Chair
Amy Roberts, Vice-Chair
Brandon Swanson, 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 2-13-19 _____