

Agenda Item C

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, December 5, 2018

9:00 AM

Monterey County Planning Commission

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

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Vandevere at 9:12 A.M.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Duflock

ROLL CALL

Present:

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

Absent:

None

PUBLIC COMMENTS

None.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Melissa McDougal informed the Commission of documents distributed on the dais: A letter from the public and documents from Staff for agenda item number 1 and 2 (PLN170611, PLN170612 and PLN170613 – Pietro); two documents from the public and a revised Exhibit A from Staff for agenda item number 3 (REF180041 – Archaeological Resources Report); and A memorandum from Staff for the Department Report on (PLN140183 – Paraiso Springs Resort).

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

9:00 A.M. – SCHEDULED MATTERS

At the Chair's request, Agenda Item Number 3 was heard first.

3. REF180041 - REPORT ON THE STATUS OF ARCHAEOLOGICAL RESOURCES ON THE CARMEL POINT (CONTINUED FROM OCTOBER 31, 2018)
Update on the impacts to archeological resources on Carmel Point (the Point), in

response to Planning Commission Referral No. 18.09.

Project Location: Unincorporated portions of Carmel under Monterey County jurisdiction, Coastal Zone, Carmel Area Land Use Plan.

Proposed CEQA action: N/A

Christina McGinnis, Interim RMA Services Manager and Jacqueline R. Onciano, RMA Chief of Planning presented the item.

The Commission recessed at 10:26 A.M. and reconvened at 10:43 A.M.

Public Comment: Tony Lombardo, Angus Jeffers, Rudy Rosales, Cari Herthel, Tom Meaney, Tom Little Bear Nason, Susan Morley, Brenda Welles, Jessica Canning

The Commission received the report (no motion).

The Commission recessed for lunch at 11:55 A.M and reconvened at 1:34 P.M.

Commissioner Ambriz and Commissioner Mendoza did not return at 1:30 P.M.

1.

PLN170611 - PIETRO (Continued from October 31, 2018)

Consider an application for the construction of a split-level single family dwelling (approximately 5,200 sq. ft.) inclusive of a basement, and an attached garage within 750 feet of a known archaeological resource on Carmel Point. Carmel Area Land Use Plan, Coastal Zone

Project Location: 26307 Isabella Avenue, Coastal Zone, Carmel Area Land Use Plan

Proposed CEQA action: Adopt a Mitigated Negative Declaration

Maira Blanco, project planner and Brandon Swanson, RMA Services Manager presented the project, including revisions to Condition 1, Condition Number 10 (Mitigation Measure 2 Cultural Resources), Mitigation Measure 3 (Protection of Tribal Cultural Resources and Sacred Places), and Mitigation Measure 4 (Conservation Easement).

Applicant Representative: Tony Lombardo

Public Comment: Angus Jeffers, Tom Little Bear Nason

It was moved by Commissioner Duflock, seconded by Commissioner Coffelt and passed by the following vote to adopt a Mitigated Negative Declaration; approve a Combined Development Permit; and adopt a Mitigation Monitoring and Reporting Program subject to the conditions of approval and mitigations with changes as stated:

AYES: Coffelt, Duflock, Getzelman, Gonzalez, Roberts, Wizard

NOES: Diehl, Vandever

ABSENT: Ambriz, Mendoza

ABSTAIN: None

2.

PLN170612 & PLN170613 - PIETRO FAMILY INVESTMENTS, LP.

Consider applications to construct two projects on adjacent parcels located within 750 feet of a known archaeological resource located on Carmel Point in the Coastal Zone, Carmel Area Land Use Plan:

1. A single-family dwelling with basement and attached garage (approx. 4,900 -square feet) at 26338 Valley View Avenue. APN: 009-463-017-000 (PLN170612); and
2. A split-level single family dwelling with basement and attached garage (approx. 5,880-square feet) at 26346 Valley View Avenue, APN: 009-463-003-000 (PLN170613).

Proposed CEQA action: Adopt Mitigated Negative Declaration

Maira Blanco, project planner and Brandon Swanson, RMA Services Manager presented the project including revisions to Condition 1, Condition Number 10 (Mitigation Measure 2 Cultural Resources), Mitigation Measure 3 (Protection of Tribal Cultural Resources and Sacred Places), and Mitigation Measure 4 (Conservation Easement).

Applicant Representative: Tony Lombardo

Commissioner Ambriz returned to the dais at 2:39 P.M.

Public Comment: Cari Herthel

It was moved by Commissioner Duflock, seconded by Commissioner Gonzalez and passed by the following vote to adopt a Mitigated Negative Declaration; approve a Combined Development Permit; and adopt a Mitigation Monitoring and Reporting Program subject to the conditions of approval and mitigations with changes as stated:

AYES: Coffelt, Duflock, Getzelman, Gonzalez, Roberts

NOES: Diehl, Vandever, Wizard

ABSENT: Mendoza

ABSTAIN: Ambriz

DEPARTMENT REPORT

4. Create a subcommittee of the Monterey County Planning Commission consisting of two Planning Commissioners whose duties will include review and nomination for appointment by the full Planning Commission, interested individuals qualified to serve on the Monterey County Native American and Archaeological Resources Technical Advisory Committee pursuant to Chapter 2.95 of the Monterey County Code.

Jacqueline R. Onciano, RMA Chief of Planning presented the request. Senior Deputy County Counsel Wendy Strimling advised the Commission that it was an ad hoc committee for limited purpose of reviewing and making recommendation to the Planning Commission of potential members to serve on the advisory committee.

Public Comment: Tom Little Bear Nason, Cari Herthel

Commissioner Diehl requested that the subcommittee members provide a report at every meeting under department report.

Chair Vandevere appointed Commissioner Getzelman and himself, Commissioner Vandevere, to the subcommittee.

5. Update on status of Moss Landing Community Plan preparation.

Anna Quenga and Shelley Glennon, project planners presented the update.

Commission Duflock left the meeting at 3:00 P.M.

Public Comment: Charley Eddie

The Commissioner received the update.

6. Update on status of Vacation Rental (Short Term Rental) Ordinance preparation.

John Dugan, Deputy Director of Land Use and Community Development, presented the update.

Public Comment: Richard Mathews

The Commission received the update.

OTHER MATTERS

Paraiso Springs Project Update

Staff suggested that the Commission schedule a field trip to the Paraiso Springs project site. The Commissioners discussed potential dates and confirmed availability for a field trip on January 23, 2019.

Jaqueline R. Onciano informed the Commission that today is her last day with Monterey County. The Commission thanked Jacqueline for her service and wished her well.

ADJOURNMENT

The meeting was adjourned at 3:36 P.M. by Chair Vandevere.

APPROVED:

PLANNING COMMISSION SECRETARY

ATTEST:

BY: _____
MELISSA MCDOUGAL
PLANNING COMMISSION CLERK

APPROVED ON _____