

# **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, March 28, 2018**

**9:00 AM**

## **Monterey County Planning Commission**

*Keith Vandevere, 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 9:05 A.M.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commission Getzelman.

**ROLL CALL**

**Present:**

Ana Ambriz  
Martha Diehl  
Melissa Duflock  
Paul C. Getzelman  
Ernesto G. Gonzalez  
Francisco Javier Mendoza  
Cosme Padilla  
Keith Vandevere  
Jon Wizard

**Absent:**

Amy Roberts

**PUBLIC COMMENTS**

None

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

Commission Clerk Melissa McDougal informed the Commission of documents distributed on the dais:

Two Memoranda submitted by Staff for Agenda Item Number 1 (PLN170832 – Chemical Lime Company (LHoist);

A Revised Draft Resolution submitted by Staff and two letters from the Public for Agenda Item Number 3 (PLN150150 – Lundquist) and a letter submitted by the public for Agenda Item Number 4 (PLN160608 – Bailey)

**ACCEPTANCE OF MINUTES**

**A.** Acceptance of the November 9, 2016 Planning Commission Meeting Minutes.

It was moved by Commissioner Diehl, seconded by Commissioner Padilla and approved by the following vote to receive the November 9, 2016 meeting minutes:

**AYES:** Diehl, Duflock, Getzelman, Padilla, Mendoza, Vandevere, Wizard

NOES: None  
ABSENT: Roberts  
ABSTAIN: Gonzalez

**9:00 A.M. – SCHEDULED MATTERS**

1. **PLN170832 - CHEMICAL LIME COMPANY (LHOIST)**  
Public hearing to consider a height exception for a new structure approximately 57 feet high as part of an existing quarry in the Heavy Industrial Zoning District.  
**Project Location:** 11771 Old Stage Road, Salinas, Greater Salinas Area Plan  
**CEQA Action:** Categorically Exempt per Section 15302 (Replacement or Reconstruction) of the CEQA Guidelines.  
  
**Brandon Swanson, RMA Services Manager presented the project.**  
  
**Applicant Representative: Angus Jeffers and Robert Carver**  
  
**Public Comment: None**  
  
**The Commissioners agreed to trail the item to the end of the meeting to allow Staff to make the requested changes to the draft resolution.**  
  
**Recessed at 10:55 a.m. Reconvene at 11:01 a.m.**
2. **PLN170911 - PATTERSON MACKENZIE C JR & JUNGWIRTH CAROL**  
Public hearing to consider construction of a new 2,000 square foot single family dwelling and removal of 5 oak trees.  
**Project Location:** 25345 Tierra Grande Drive, Carmel, CA 93923  
**Proposed CEQA action:** Categorically Exempt per Section 15303 of the CEQA Guidelines  
  
**Cheryl Ku, project planner and Brandon Swanson, RMA Services Manager presented the project.**  
  
**Applicant: Mackenzie Patterson**  
  
**Public Comment: Kevin Feelin**  
  
**It was moved by Commissioner Diehl, seconded by Commissioner Mendoza and passed by the following vote to adopt a resolution to find that the project is a single-family residence which qualifies for a categorical exemption pursuant to Section 15303 of the California Environmental Quality Act Guidelines and that none of the exceptions under section 15300.2 apply; and approve a Combined Development Permit consisting of an Administrative Permit and Design Approval subject to the conditions of approval with changes presented by Staff:**  
  
**AYES: Ambriz, Diehl, Duflock, Getzelman, Gonzales, Mendoza, Padilla, Vandever, Wizard**  
**NOES: None**

**ABSENT:** Roberts  
**ABSTAIN:** None

**3.**

**PLN150150 - LUNDQUIST (Continued from February 14, 2018)**

Public hearing to consider demolition and construction of a single-family dwelling and accessory structures; development on slopes exceeding 30 percent; development within 100 feet of environmentally sensitive habitat (Monterey cypress habitat); development within 750 feet of known archaeological resources; and removal of one dead Monterey cypress tree.

**Project Location:** 3224 17-Mile Drive, Pebble Beach, Del Monte Forest, Coastal Zone

**Proposed CEQA Action:** Addendum to a previously-adopted Mitigated Negative Declaration pursuant to Section 15164 of the CEQA Guidelines.

**Brandon Swanson, RMA Services Manager presented the project.**

**Applicant Representative: Angus Jeffers and Robert Carver**

**Public Comment: None**

**The Commissioners agreed to trail the item to the end of the meeting to allow Staff to make the requested changes to the draft resolution.**

**Recessed at 10:55 a.m. Reconvene at 11:01 a.m.**

**4.**

**PLN160608 - BAILEY**

**(Continued from October 26, 2017, December 13, 2017 and February 28, 2018)**

Public hearing to consider the remodel of an existing one-story, single family dwelling adding 3,852 total square feet and 5,928 square feet of new and re-paved areas within 100 feet of environmentally sensitive habitat area (ESHA: Monterey Cypress habitat, Monterey Pine, Coast Live Oak)

**Project Location:** 3257 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan

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

**Maira Blanco, project planner and Brandon Swanson, RMA Services Manager presented the project.**

**Applicant Representative: Tony Lombardo**

**Public Comment: None**

**Commissioner Ambriz left the hearing at 12:00 p.m.**

**It was moved by Commissioner Diehl, seconded by Commissioner Getzelman and passed by the following vote to adopt a resolution 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 with changes as stated (eliminate finding re: habitat; remove conservation easement condition; revise cond. 3; allow fence to be at regular height; and add indemnification condition):

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

**NOES:** None

**ABSENT:** Ambriz, Roberts

**ABSTAIN:** None

Lunch recess at 12:15 p.m. The Commission reconvened at 1:40 p.m. The Commission resumed the hearing on Agenda Item No. 3.

**3.**

**PLN150150 - LUNDQUIST (Continued from February 14, 2018)**

Public hearing to consider demolition and construction of a single-family dwelling and accessory structures; development on slopes exceeding 30 percent; development within 100 feet of environmentally sensitive habitat (Monterey cypress habitat); development within 750 feet of known archaeological resources; and removal of one dead Monterey cypress tree.

**Project Location:** 3224 17-Mile Drive, Pebble Beach, Del Monte Forest, Coastal Zone

**Proposed CEQA Action:** Addendum to a previously-adopted Mitigated Negative Declaration pursuant to Section 15164 of the CEQA Guidelines.

**Brandon Swanson, RMA Services Manager presented the revised draft resolution.**

**Applicant Representative: Angus Jeffers**

It was moved by Commissioner Getzelman, seconded by Commissioner Duflock and passed by the following vote to adopt a resolution to consider an Addendum together with a previously-adopted Mitigated Negative Declaration pursuant to Section 15164 of the CEQA Guidelines; approve an amendment to a previously approved Combined Development Permit and adopt a Mitigation Monitoring and Reporting Plan subject to the conditions of approval and mitigation measures with changes as requested:

**AYES:** Duflock, Getzelman, Gonzales, Mendoza, Padilla

**NOES:** Diehl, Vandever, Wizard

**ABSENT:** Ambriz, Roberts

**ABSTAIN:** None

**OTHER MATTERS**

**5.**

Receive a report on the Salinas Valley Basin Groundwater Sustainability Planning Process.

**Gary Peterson provided a presentation on the Salinas Valley Basin Groundwater Sustainability Planning Process.**

**DEPARTMENT REPORT**

Short-Term Rentals Land Use Advisory Committee Schedule.

Jacqueline R. Onciano provided an update on the status of the Land Use Advisory Committee schedule on development of short term rental regulations.

**ADJOURNMENT**

The meeting was adjourned at 2:48 p.m. by Chair Vandever.

**APPROVED:**

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

**ATTEST:**

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

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

**PLANNING COMMISSION SUPPLEMENTAL**

**Revised Agenda Item A. (Acceptance of Minutes) on March 22, 2018 with the correct Meeting date.**

**Revised Agenda Item No. 2 (PLN170911 - Patterson) on March 22, 2018 to include the Revised Exhibit C.**

**Revised Agenda Item No. 4 (PLN160608 - Bailey) on March 22, 2018 to include Exhibit M.**

**Added Agenda Item No. 5. (Receive a report on the Salinas Valley Basin Groundwater Sustainability Planning Process) on March 22, 2018.**

**Revised to include a Memorandum regarding Short-Term Rental Regulation Development Meetings Scheduled with the Land Use Advisory Committees under Department Report on March 22, 2018.**