

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, February 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 9:11 A.M.

The Commission thanked Commissioner Mendez for his years of service.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commission Padilla.

ROLL CALL

Present:

Martha Diehl
Paul C. Getzelman
Ernesto Gonzalez
Francisco Javier Mendoza
Cosme Padilla
Amy Roberts
Keith Vandevere
Jon Wizard

Absent:

Ana Ambriz
Melissa Duflock

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

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

Packet of additional correspondence submitted by the public on Agenda Item No. 3 (GPZ090005 – Moss Landing Community Plan Workshop);
Memorandum from Staff regarding Agenda Item No. 2 (PLN150805 – Lobos Ridge); and
Correspondence submitted by the public for Agenda Item No. 1 (PLN160608 – Bailey)

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

9:00 A.M. - SCHEDULED MATTERS

1.

PLN160608 - BAILEY

(CONTINUED FROM OCTOBER 26, 2018 AND DECEMBER 13, 2018)

Continue PLN160608 to March 28, 2018, for consideration of a Combined Development Permit to improve an existing single family dwelling within 100 feet of ESHA to allow additional time to prepare and circulate an Initial Study to determine potentially significant impacts to the environment.

Project Location: 3257 17 Mile Drive, Pebble Beach

Proposed CEQA action: Initial Study

Brandon Swanson, RMA Services Manager presented the request to continue the hearing on the project to the March 28, 2018 Planning Commission meeting to enable completion of the Initial Study.

Applicant Representative: Tony Lombardo

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Padilla and passed by the following vote to continue the public hearing to March 28, 2018

AYES: Diehl, Getzelman, Gonzalez, Mendoza, Padilla, Roberts, Vandever, Wizard

NOES: None

ABSENT: Ambriz, Duflock

ABSTAIN: None

2.

PLN150805 - Lobos Ridge

Public hearing to consider establishing building areas for future residential and ancillary development (i.e. Accessory Dwelling Unit (ADU), guesthouse, garage, non-habitable accessory structures, septic and leach field system, etc.)

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

CEQA Action: Mitigated Negative Declaration per Section 15074 of CEQA Guidelines

Liz Gonzales, project planner presented the request to continue the hearing on the project to April 11, 2018 at the applicant's request although the project planner is prepared to present the project.

The Planning Commission decided to open the hearing with the understanding that the Commission would continue the hearing before taking action.

Applicant Representative: Sarah Hardgrave for Big Sur Land Trust

It was moved by Commissioner Diehl, seconded by Commissioner Roberts and passed by the following vote to continue the public hearing to April 11, 2018:

AYES: Diehl, Getzelman, Gonzalez, Mendoza, Padilla, Roberts, Vandever, Wizard

NOES: None
ABSENT: Ambriz, Duflock
ABSTAIN: None

At the Chairs request the Commission heard the Other Matters and the Department Report, as item 3 is scheduled for 10:30 a.m.

OTHER MATTERS

4. Appoint Cheryl L. Lambert to the North County Land Use Advisory Committee.

It was moved by Commissioner Padilla, seconded by Commissioner Getzelman and passed by the following vote to appoint Cheryl L. Lambert to the North County Land Use Advisory Committee:

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

DEPARTMENT REPORT

5. Receive a report on the number of trees approved for removal in 2017

Secretary Jacqueline R. Onciano presented the report on the number of trees approved by the Planning Commission for removal in 2017.

Recessed at 10:08 a.m. until the next scheduled item at 10:32 a.m.

10:30 A.M. - SCHEDULED MATTERS

3. **GPZ090005 - MOSS LANDING COMMUNITY PLAN**

Public workshop to:

- a. Receive a presentation updating the Planning Commission on the status of the Moss Landing Community Plan;
- b. Review the draft Moss Landing Community Plan and the recommendations of the Moss Landing Community Plan Update Committee; and
- c. Review and provide direction to staff regarding the process for holding Planning Commission workshops on the Moss Landing Community Plan.

Project Location: Moss Landing

Proposed CEQA Action: Environmental Impact Report (EIR) is being prepared.

Project Planners Mike Novo, Bob Schubert, and Liz Gonzales presented the status of the Moss Landing Community Plan Update.

Public Comment: Stefan Belinsky, John Lackey, Nancy Russel, Angelina

Partido, Paul Harte, Mari Caple, Tommy Razzeca, Mark del Piero, Eric Tinian,
Tony Lombardo, Charley Eadie

The Commission agreed the best approach is to have a proposal of the topics
provided before the meetings and to hold an evening community meeting
followed by a Planning Commission hearing.

ADJOURNMENT

The meeting was adjourned by Chair Vandever at 11:44 a.m.

APPROVED:

PLANNING COMMISSION SECRETARY

ATTEST:

BY: _____
MELISSA MCDUGAL
PLANNING COMMISSION CLERK

APPROVED ON _____