

## **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, January 29, 2020**

**9:00 AM**

### **Monterey County Planning Commission**

*Paul Getzelman, Chair  
Amy Roberts, Vice-Chair  
Brandson 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 Getzelman at 9:06 a.m.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner, Amy Roberts.

**ROLL CALL**

**Present:**

Martha Diehl  
Rich Coffelt  
Paul C. Getzelman  
Ernesto G. Gonzalez  
Etna Monsalve  
Francisco Javier Mendoza  
Amy Roberts  
Ana Ambriz  
Katharine Daniels

**Absent:**

Melissa Duflock

**PUBLIC COMMENTS**

None

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

Commission Clerk Sophia Magana informed the Commission of documents distributed on the dais: Additional Correspondence from the Public for Agenda Item No. 1 (PLN150372 – RIVERVIEW), Additional Correspondence from the Public for Agenda Item No. 2 (PLN180434 – HALEY), a Memo from Staff for Agenda Item No. 3 (MOSS LANDING SEA LEVEL RISE), and an Administrative Interpretation for Agenda Item No. 6 listed under Other Matters.

**COMMISSIONER COMMENTS, REQUESTS AND REFERRALS**

None

**ACCEPTANCE OF MINUTES**

- A.**     [MIN 20-002](#)     Acceptance of the April 24, 2019 Planning Commission Meeting Minutes.
- It was moved by Commissioner Diehl, seconded by Commissioner Ambriz and passed by the following vote to accept the April 24, 2019 Planning Commission

**Minutes:**

**AYES:** Ambriz, Diehl, Getzelman, Gonzalez, Mendoza, Roberts, Daniels,  
Coffelt, Monsalve

**NOES:** None

**ABSENT:** Duflock

**ABSTAIN:** None

**9:00 A.M. – SCHEDULED MATTERS**

**1. [PC 20-002](#)**

**PLN150372 - RIVER VIEW AT LAS PALMAS ASSISTED LIVING  
SENIOR FACILITY**

Continue PLN150372 to February 12, 2020, for consideration of a recommendation to the Board of Supervisors of an Amendment to the text of the Las Palmas Ranch Specific Plan and a Combined Development Permit to allow construction and operation of an approximately 90,000 square foot assisted living facility.

**Project Location:** 15.74-acre lot within Las Palmas Subdivision #1, south of River Road and west of Country Park Road, within the Las Palmas Ranch Specific Plan, approximately 1.25 miles west of Spreckels and 0.5 miles east of State Highway 68, Toro Area Plan

**Joe Sidor, Associate Planner presented the continuance request to February 12, 2020.**

**Applicants Representative: Anthony Lombardo**

**Public Comment: None**

**It was moved by Commissioner Diehl, seconded by Commissioner Coffelt and passed by the following vote to continue the project to February 12, 2020:**

**AYES:** Ambriz, Diehl, Getzelman, Gonzalez, Mendoza, Roberts, Daniels,  
Coffelt, Monsalve

**NOES:** None

**ABSENT:** Duflock

**ABSTAIN:** None

**2. [PC 20-003](#)**

**PLN180434 - HALEY**

Public hearing to consider a Lot Line Adjustment dividing three (3) lots totaling 17,956 square feet into two (2) lots resulting in a 9,369 square foot lot (Lot A) and a 8,587 square foot lot (Lot B); demolish an existing single-family dwelling; construct a new one-story single-family dwelling on resulting Lot A (approx.. 3,270 square feet total); and remodel an existing 1,090 square foot one-story single-family dwelling on resulting Lot B.

**Project Location:** 26226 Isabella Avenue, Carmel, Carmel Area Land Use Plan, Coastal Zone

**Proposed CEQA Action:** Consider and adopt a Mitigated Negative Declaration

and a Mitigation Monitoring and Reporting Plan pursuant to Section 15074 of the CEQA Guidelines

**Joe Sidor, Associate Planner presented the project.**

**Applicant Representative: Anthony Lombardo**

**Public Comment: Molly Erickson**

**Chair Getzelman moved to continue agenda item No. 2 (PLN180434 – HALEY) until after lunch.**

**The Commission recessed at 10:26 a.m. until 10:47 a.m.**

### **9:45 A.M. – SCHEDULED MATTERS**

3. [PC 20-001](#) Workshop to receive oral presentations and information on Climate Change Hazards (e.g., Sea Level Rise) including review of the Coastal Commission guidance, Coastal resiliency studies prepared by the Association of Monterey Bay Area Governments, and how these plans impact land use planning, ordinance development, and development review in Monterey County.

**Project Location:** Coastal Zone

**Proposed CEQA action:** Statutorily Exempt per CEQA Guidelines section 15262

**Mike Novo, Anna Quenga and Shelley Glennon , Project Planners presented the project.**

**Public Comment: Kelsey Ducklow (CA Coastal Commission), Ross Clark (Director of Central Coast Wetlands Group), Heather Adamson (Association of Monterey Bay Area Governments), David Filice (Manager of Elkhorn Slough), Mark Delpiero, Molly Erickson, Maury Clipple.**

**No motion required.**

**The Commission recessed at 12:38 p.m. until 2:04 p.m.**

**Commissioner Ambriz did not return from recess.**

2. [PC 20-003](#) **PLN180434 - HALEY**  
Public hearing to consider a Lot Line Adjustment dividing three (3) lots totaling 17,956 square feet into two (2) lots resulting in a 9,369 square foot lot (Lot A) and a 8,587 square foot lot (Lot B); demolish an existing single-family dwelling; construct a new one-story single-family dwelling on resulting Lot A (approx.. 3,270 square feet total); and remodel an existing 1,090 square foot one-story single-family dwelling on resulting Lot B.  
**Project Location:** 26226 Isabella Avenue, Carmel, Carmel Area Land Use Plan, Coastal Zone  
**Proposed CEQA Action:** Consider and adopt a Mitigated Negative Declaration

and a Mitigation Monitoring and Reporting Plan pursuant to Section 15074 of the CEQA Guidelines

**Joe Sidor, Associate Planner presented the revisions/additions and provided documents stating those corrections made to the conditions of approval for this project to include; add language to finding 1 evidence M, adding an additional evidence to finding 1 to the Historical Analysis, adding evidence to finding 4**

**It was moved by Commissioner Diehl, seconded by Commissioner Daniels and passed by the following vote to accept with the presented corrections:**

**AYES: Diehl, Getzelman, Gonzalez, Mendoza, Roberts, Daniels, Coffelt, Monsalve**

**NOES: None**

**ABSENT: Duflock, Ambriz**

**ABSTAIN: None**

**4. [PC 20-004](#)**

**MONTEREY COUNTY PLANNING COMMISSION NOMINATION COMMITTEE**

Appointment by current Planning Commission Chair of a Nominating Committee for 2020 Chair and Vice Chair positions

**Chair Getzelman appointed Commissioner Coffelt as chair and Commissioner Diehl as Vice Chair.**

**County Counsel, Wendy Strimling announced that the Planning Commissioners are not required to fill out the outside employment form.**

**OTHER MATTERS**

**5. [PC 20-005](#)**

Commission selection of two Planning Commission members for participation in Citygate study of the Resource Management Agency (RMA)

**Commissioners Roberts, Diehl and Getzelman have been selected to participate in the Citygate Study of the Resource Management Agency with Commissioner Daniels as an alternate, if required.**

**6. [PC 20-006](#)**

Report by Chief of Planning to Planning Commission on Administrative Interpretation:

- Shared Parking on a first come first serve basis between The Barnyard Shopping Center and the South Carmel Rancho Property Owners Association (SCROPA) on the parking lots commonly known as “Carmel Rancho South” and Barnyard South”.

**Planning Commission Secretary, Brandon Swanson provided a summary of the Administrative Interpretation.**

**Applicant Representative: Anthony Lombardo and Chris Ostrich.**

**Public Comment: None.**

**The Administrative Interpretation has been approved.**

**7. [PC 20-007](#)**

Report by the Native American and Archaeological Resources Technical Advisory

Panel Selection Sub-Committee on the number of statements of interest received from eligible participants

Chair Getzelman will provide a report and appoint members at the February 12, 2020 Planning Commission meeting.

**DEPARTMENT REPORT**

**ADJOURNMENT**

The meeting was adjourned at 2:38 p.m. by Chair Getzelman.

APPROVED:

\_\_\_\_\_  
BRANDON SWANSON  
PLANNING COMMISSION SECRETARY

ATTEST:

BY: \_\_\_\_\_  
SOPHIA MAGANA  
PLANNING COMMISSION CLERK

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