

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 12, 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, Rich Coffelt.

ROLL CALL

Present:

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

Absent:

None

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Sophia Magana informed the Commission of documents distributed on the dais: A packet of Additional Correspondence from the Public and a letter from the Public for Agenda Item No. 3 (PLN150372 – RIVERVIEW), Additional Correspondence from the Public for Agenda Item No. 2 (PLN180434 – HALEY), a Memo from Staff for Agenda Item No. 3 (PLN150372 – RIVER VIEW AT LAS PALMAS ASSISTED LIVING SENIOR FACILITY), and an Administrative Interpretation for Agenda Item No. 6 listed under Other Matters.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Diehl requested the Referral Sheet

9:00 A.M. – SCHEDULED MATTERS

1. [PC 20-009](#) PLN170765 - MCINTOSH LEONARD H TR (LAGUNA SECA OFFICE

PARK - LOT 5)

Public hearing, continued from January 8, 2020, to consider action on a General Development Plan for the Laguna Seca Office Park (LSOP) to allow residential uses on Lots 2 through 7, not to exceed the gross square footage of commercial use within the entire LSOP, in exchange for residential potential on other individual lots within the office park, and Amendment to the previously approved Combined Development Permit (PLN020332) to change the previously approved permit from construction of an approximately 20,000 square foot office building to construction of an approximately 22,000 square foot two-story 15-unit apartment building on Lot 5 of the office park.

Project Location: The General Development Plan includes all of the Laguna Seca Office Park (Lots 1-19) and the amendment would be for development at 24491 Citation Court (Lot 5), Monterey, all within the Greater Monterey Peninsula Area Plan.

Proposed CEQA Action: Consider an Addendum together with the Laguna Seca Office Park FEIR (File No. 80-109, Resolution No. PC-3734)

Jaime Guthrie, Associate Planner presented the continuance request to a date uncertain.

Applicants Representative: None

Public Comment: Peggy Tharp

It was moved by Commissioner Gonzalez, seconded by Commissioner Ambriz and passed by the following vote to continue the project to a date uncertain:

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

NOES: None

ABSENT: None

ABSTAIN: None

2. [PC 20-008](#)

PLN190321 - MERKSAMER STEVEN A & LINDA S MERKSAMER TRS AND FREESE RICHARD CURTISS SR TR

Public hearing to consider a Lot Line Adjustment between three legal lots of record of approximately 1.063 acres (Parcel A), 1.468 (Parcel B) and 1.034 acres (Parcel C), resulting in two lots of 1.580 acres (Adjusted Parcel A) and 1.985 acres (Adjusted Parcel B).

Project Location: 30778, 142 and 30780 San Remo Road, Carmel, Carmel Area Land Use Plan, Coastal Zone

Proposed CEQA action: Categorically Exempt Per Section 15305 (a) of the CEQA Guidelines

Jackie Nickerson, Assistant Planner presented the project.

Applicant Representative: Karen Quaker

Public Comment: None

It was moved by Commissioner Diehl to accept Staff recommendation,
seconded by Commissioner Daniels and passed by the following vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

The Commission recessed at 9:20 a.m. until 9:35 a.m.

3. [PC 20-010](#)

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

Continued from January 29, 2020. Public hearing to consider making a recommendation to the Board of Supervisors on the application for the River View at Las Palmas Assisted Living Senior Facility, including the following:

- a. Amendment to the text of the Las Palmas Ranch Specific Plan (LPRSP) to add policy language to clarify that one assisted living facility is an allowed use subject to a Use Permit within Area A of the Specific Plan; and
- b. Construction of an assisted living facility (River View at Las Palmas Assisted Living Senior Facility) including:
 1. Thirteen (13) Casitas providing 26 separate units ranging in size from 1,513 to 3,757 square feet and totaling approximately 41,300 square feet;
 2. Forty (40) assisted living units with 52 beds ranging in size from 360 to 587 square feet each and totaling approximately 27,000 square feet;
 3. A 21,600 square foot, three-story memory care facility including 39 living units ranging in size from 313 to 453 square feet and containing a total of 48 beds; and
 4. Associated infrastructure including roads and grading of approximately 60,000 cubic yards.

Project Location: Vacant 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 area, approximately 1.25 miles west of Spreckels and 0.5 miles east of State Highway 68.

Proposed CEQA action: Recommendation to the Board of Supervisors to certify the Final Subsequent Environmental Impact Report (Final SEIR), adopt a Statement of Overriding Considerations, and adopt a Mitigation Monitoring and Reporting Plan.

Joe Sidor, Project Planner presented the project.

Applicant Agent: Anthony Lombardo

The Commission recessed at 10:52 a.m. until 11:05 a.m.

Public Comment: Christine Kemp, Otavio Bernardo, Russell Schwanz, David Ratliff, David Dalby, David Tucker, Rendell Requiro, Tom Mercurio, Shelley Donati, Tom Ward, Roy Gobets, Pam Silkwood, Nancy Iversen, Mike Weaver, Carl Freeze

The Commission recessed at 12:12 p.m. until 1:47 p.m.

Public Comment: Steven Hearst, Scott Porter, Jeffrey Detrich, Myra Anthony, Robin Sonics.

It was moved by Commissioner Duflock to accept Staff Recommendation to send to the Board of Supervisors and to include the affordability into the project, seconded by Commissioner Mendoza and passed by the following vote:

AYES: Ambriz, Getzelman, Mendoza, Roberts, Coffelt, Duflock

NOES: Daniels, Monsalve, Gonzalez, Diehl

ABSENT: None

ABSTAIN: None

4. [PC 20-011](#)

MONTEREY COUNTY PLANNING COMMISSION

Planning Commission Nomination Committee presents nomination to elect for 2020 Chair and Vice Chair.

Motion by Commissioner Coffelt, seconded by Commissioner Diehl to appoint Commissioner Roberts as Chair and Commissioner Ambriz as Vice Chair.

OTHER MATTERS

5. [PC 20-012](#)

Planning Commission appointment of members to the Native American and Archaeological Resources Technical Advisory Panel based on recommendation from the Planning Commission Selection Sub-Committee.

5. Chair Getzelman advised that the Planning Commission to appoint members to the Native American and Archaeological Resources Technical Advisory Committee in two weeks.

DEPARTMENT REPORT

None

ADJOURNMENT

The meeting was adjourned at 3:54 p.m. by Chair Getzelman.

APPROVED:

BRANDON SWANSON
PLANNING COMMISSION SECRETARY

ATTEST:

BY: _____
SOPHIA MAGANA
PLANNING COMMISSION CLERK

APPROVED ON _____