

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, May 27, 2020

9:00 AM

Monterey County Planning Commission

*Amy Roberts, Chair
Ana Ambriz, Vice-Chair
John M. Dugan, Secretary*

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Roberts at 9:02 am

This meeting was conducted via teleconference using the Microsoft Zoom program

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Mendoza

ROLL CALL

Present:

Martha Diehl
Rich Coffelt
Paul C. Getzelman
Ernesto G. Gonzalez
Francisco Javier Mendoza
Etna Monsalve
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 multiple correspondence received from the public, distributed via email for Agenda Item No. 1 (PLN190220 – Davisson, Agenda Item No. 4 REF190002 Mixed Use Ordinance, Agenda Item No. 5 GPZ090005 Moss Landing Community Plan Update, Agenda Item No. 6 REF200022)

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

APPROVAL/ACCEPTANCE OF MINUTES

9:00A.M. – SCHEDULED MATTERS

1. [PC 20-028](#) **PLN190220 - DAVISSON**
Public hearing to consider the construction of an 8,909 square foot two-story single-family dwelling with an attached 836 square foot three-car garage, 506 square foot guesthouse and removal of 13 Coast Live Oak trees, including one

30-inch diameter landmark tree.

Project Location: 8375 Tres Paraiso, Carmel (Assessor's Parcel Number 259-092-081-000), Greater Monterey Peninsula Area Plan

Proposed CEQA action: Categorically Exempt per Section 15303 of the CEQA Guidelines

Son Pham-Gallardo, Associate Planner presented the project.

Applicant Representative: Joel Panzer

Public Comment: William Yakoboich

It was moved by Commissioner Diehl, seconded by Commissioner Daniels and passed by the following vote to find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines and approve the Combined Development Permit and Use Permit.

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

NOES: None

ABSENT: None

ABSTAIN: None

2. [PC 20-029](#)

PLN170583 - COLB

Public hearing to consider the demolition and rebuild of a single-family dwelling within the same building pad. The project includes some grading on slopes in excess of 30% and a Variance to continue a legal, non-conforming reduced rear yard setback (from 20 feet to 7 feet). Development would occur within 100-feet of an environmentally sensitive habitat area.

Project Location: 36995 Palo Colorado Canyon Road, Carmel, Big Sur Coast Land Use Plan, Coastal Zone

Proposed CEQA Action: Adopt a Negative Declaration pursuant to Section 15072 of the CEQA Guidelines.

Richard Craig Smith, Associate Planner presented the project.

Applicant's Representative: Mary Schicketanz

Public Comment: None

It was moved by Commissioner Daniels, seconded by Commissioner Diehl and passed by the following vote to adopt the Negative Declaration and approve the Combined Development Permit with the changes to Finding 8 as stated.

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

NOES: None

ABSENT: None

ABSTAIN: None

The Commission recessed for a break at 10:13 a.m. and reconvened at 10:25 a.m.

3. [PC 20-032](#)

**REF200021 - EAST GARRISON DEVELOPMENT AGREEMENT
AMENDMENT (UCP EAST GARRISON, LLC)**

Public hearing to consider making a recommendation to the Board of Supervisors on the proposed First Amendment to Development Agreement between the County and UCP East Garrison, LLC which would extend the Development Agreement for 15 years (to October 4, 2035) and allow the County to impose a fee on remaining building permits to replace the FORA Community Facilities District Special Tax.

Project Location: East Garrison Specific Plan, Former Fort Ord

Proposed CEQA Action: Addendum to previously certified Final Subsequent Environmental Impact Report for the East Garrison Specific Plan (FSEIR) (Resolution No. 05-264)

Melanie Beretti, RMA Property Administration/Special Programs Manager and Assistant County Counsel Wendy Strimling presented the project.

Applicant's Representative/Legal Counsel: Holly Cordova

Public Comment: None

It was moved by Commissioner Daniels, seconded by Commissioner Mendoza to adopt the resolution, recommending to the Board of Supervisors to consider the addendum to the Final Subsequent Environmental Impact Report for the East Garrison Specific Plan (FSEIR) and to adopt the ordinance to approve the First Amendment to the Development agreement.

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

NOES: None

ABSENT: None

ABSTAIN: None

The Commission recessed for lunch at 10:48 a.m. and reconvened at 1:35 p.m.

Roll Call: All Commissioners Present after recess.

1:30 P.M. SCHEDULED MATTERS

4. [PC 20-030](#)

REF190002 - MIXED USE ZONING ORDINANCE

Public hearing to consider making a recommendation to the Board of Supervisors regarding an ordinance adding Chapter 21.17 to Title 21 (inland zoning) of the Monterey County Code to establish permissible uses, permit requirements, development standards, and land use regulations governing development within the Mixed Use District (MUD) in the inland, unincorporated areas of the County of Monterey. This ordinance would also amend Chapter 21.06 to add definitions of terms introduced in the MUD regulations.

Jaime Guthrie, Project Planner presented the project.

Public Comment: Mark Diel Piero

It was moved by Commissioner Daniels seconded by Commissioner Ambriz to adopt the resolution recommending the Board of Supervisors adopt the ordinance and recommending that the Board of Supervisors direct staff to expedite zoning map changes in the Community Areas and Rural Centers to provide opportunities for additional affordable housing.

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

NOES: None

ABSENT: None

ABSTAIN: None

5. [PC 20-027](#)

GPZ090005 - MOSS LANDING COMMUNITY PLAN UPDATE

Public workshop to consider the draft Moss Landing Community Plan, including a focused discussion on policies related to water, wastewater, and climate change and erosion. The Planning Commission will provide direction to staff prior to the Board of Supervisors' consideration of the draft Moss Landing Community Plan policies, which will inform the environmental review.

Project Location: Moss Landing Community (Coastal Zone, North County Land Use Plan)

Proposed CEQA action: Statutorily Exempt per CEQA Guidelines Section 15262

Anna Quenga, Mike Novo and Shelley Glennon, Project Planners presented the draft plan.

Public Comment: Anthony Lombardo, Molly Erickson, Mark Del Piero

The Commission recessed for a break at 3:17 p.m. and reconvened at 3:30 p.m.

Roll Call: All Commissioners Present after recess.

Commissioner Duflock left the meeting at 3:59 p.m.

No motion. The Commission provided direction via consensus to return to the Planning Commission after further work on the draft plan.

The Commission recessed for a break at 4:20 p.m. and reconvened at 4:25 p.m.

6. [PC 20-031](#)

REF200022 - Receive informational report and consider making advisory recommendation regarding the United States Customs and Border Protection(CBP)'s request to California Coastal Commission to find that no consistency determination is required for CBP's proposed temporary installation of an 80-foot high remote surveillance tower at the Lucia Ranch falls. The proposed project is located at 62400 Highway 1 (Lucia Ranch), Big Sur South Coast (Assessor's Parcel Number 422-011-015-000), Big Sur Coast Land Use Plan, Coastal Zone.

Brandon Swanson, RMA Services Manager presented the issue.

Staff from California Coastal Commission Federal Consistency Determination Unit, Lawrence Simon, spoke.

Public Comment: Connie McCoy

No Motion. The Commission requested that staff add this item to future Commission agenda to

DEPARTMENT REPORT

None

ADJOURNMENT

The meeting was adjourned at 5:15 p.m. by Chair Roberts.

APPROVED:

BRANDON SWANSON
PLANNING COMMISSION SECRETARY

ATTEST:

BY: _____
SOPHIA MAGANA
PLANNING COMMISSION CLERK

APPROVED ON _____