

# **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, July 8, 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 a.m.

This meeting was conducted via teleconference using the Microsoft Zoom program

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Getzelman

**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 correspondence received from the public, distributed via email for Agenda Item No. 1 REF120030 Development Evaluation System Program and additional correspondence from the public and an Errata Memo from staff for Agenda Item No. 2 REF100042/REF130043 Short-Term Rental Ordinances.

**COMMISSIONER COMMENTS, REQUESTS AND REFERRALS**

None

**APPROVAL/ACCEPTANCE OF MINUTES**

- A. [MIN 20-038](#) Acceptance of the May 13, 2020 Planning Commission Meeting Minutes.

It was moved by Commissioner Monsalve, seconded by Commissioner Duflock and passed by the following vote to accept the May 13, 2020 Planning Commission Meeting Minutes.

**AYES:** Ambriz, Diehl, Getzelman, Gonzalez, Mendoza, Roberts, Coffelt,  
Monsalve, Duflock,  
**NOES:** None  
**ABSENT:** None  
**ABSTAIN:** Daniels

- B.**     [MIN 20-039](#)     Acceptance of the May 27, 2020 Planning Commission Meeting Minutes.

**It was moved by Commissioner Gonzales, seconded by Commissioner Mendoza and passed by the following vote to accept the May 27, 2020 Planning Commission Meeting Minutes.**

**AYES:** Ambriz, Diehl, Getzelman, Gonzalez, Mendoza, Roberts, Coffelt,  
Monsalve, Duflock  
**NOES:** None  
**ABSENT:** None  
**ABSTAIN:** Daniels

- C.**     [MIN 20-040](#)     Acceptance of the June 10, 2020 Planning Commission Meeting Minutes.

**It was moved by Commissioner Coffelt, seconded by Commissioner Mendoza and passed by the following vote to accept the June 10, 2020 Planning Commission Meeting Minutes.**

**AYES:** Ambriz, Diehl, Getzelman, Gonzalez, Mendoza, Roberts, Coffelt,  
Monsalve, Duflock  
**NOES:** None  
**ABSENT:** None  
**ABSTAIN:** Daniels

**9:00 A.M. – SCHEDULED MATTERS**

- 1.**     [PC 20-041](#)     **REF120030 - DEVELOPMENT EVALUATION SYSTEM PROGRAM**  
Public hearing (continued from June 24, 2020) to consider making a recommendation to the Board of Supervisors regarding the final draft Development Evaluation System (DES) program and an ordinance adding Chapter 21.92 to Title 21 (non-coastal zoning ordinance) of the Monterey County Code and amending multiple sections of Title 21 to establish regulations for the Development Evaluation System.  
**Project Location:** Non-Coastal Unincorporated area of the County  
**Proposed CEQA action:** Consider an Addendum together with certified Final Environmental Impact Report (FEIR) for the 2010 Monterey County General Plan.  
**Anna Quenga, Senior Planner presented the project**  
  
**Public Comment:** Dale Ellis, Pris Walton  
  
**It was moved by Commissioner Daniels, seconded by Commissioner Gonzalez and passed by the following vote, recommending to the Board of Supervisors**

to consider the Addendum, adopt the ordinance and approve the County of Monterey Development Evaluation System Manual.

**AYES:** Ambriz, Gonzalez, Mendoza, Roberts, Daniels, Coffelt, Duflock

**NOES:** Getzelman, Monsalve, Diehl

**ABSENT:** None

**ABSTAIN:** None

**2. [PC 20-040](#)**

Public hearing to consider a letter from the Planning Commission to the Board of Supervisors regarding vacation (short-term) rental regulations.

**Project:** REF100042/REF130043 VACATION (SHORT-TERM) RENTAL ORDINANCES

**Proposed CEQA Action:** TBD, pending Board policy direction (CEQA Guidelines section 15262)

**Melanie Beretti, RMA Property Administration/Special Programs Manager presented the project**

**Public Comment:** Victoria Torcolini, Richard Matthews, Lynda Moren, Bruce Merchant, Pris Walton, Victoria Torcolini, Mike C., Pris Walton, Janet Harvesty.

It was moved by Commissioner Getzelman, seconded by Commissioner Monsalve and passed by the following vote to transmit the letter from the Ad-Hoc Committee and draft ordinances to the Board of Supervisors for policy direction prior to the County performing environmental review.

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

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

**DEPARTMENT REPORT**

Planning Commission Secretary, Brandon Swanson said there is no new update on the Customs and Border Protection Radar Tower on the South Coast of Big Sur. Currently the decision is still pending with the Coastal Commission Federal Consistency Unit, who is expected to take action by September 15, 2020.

Brandon Swanson updated the Planning Commission that the Board was currently in the process of considering an ordinance that would increase penalties for property owners who failed to comply with conditions/mitigations that required onsite monitors to protect tribal and archaeological resources during ground disturbance.

California Coastal Commission has the three Pietro projects, which included basements on Carmel Point, on the Agenda for tomorrow under appeal (7/9/20). Brandon Swanson stated he will provide the Planning Commission with an update at the next Planning Commission meeting.

**ADJOURNMENT**

The meeting was adjourned at 10:49 a.m. by Chair Roberts.

APPROVED:

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BRANDON SWANSON  
PLANNING COMMISSION SECRETARY

ATTEST:

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

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