

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, October 28, 2020

9:00 AM

Monterey County Planning Commission

*Amy Roberts, Chair
Ana Ambriz, Vice-Chair
Brandon Swanson, Secretary*

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Roberts at 9:00 a.m.

This meeting was conducted via teleconference using the Microsoft Zoom program

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Coffelt

ROLL CALL

Present:

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

Absent:

Ernesto G. Gonzalez

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Sophia Magana informed the Commission of correspondence from the public for Agenda Item No. 1 – PLN190204 Antle and PLN190097 & PLN190098 Walnut Cove.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

APPROVAL/ACCEPTANCE OF MINUTES

- A. [MIN 20-067](#) Acceptance of the September 30, 2020 Planning Commission Meeting Minutes.

A. MIN 20-061 Acceptance of the September 30, 2020 Planning Commission Meeting Minutes.

It was moved by Commissioner Monsalve seconded by Commissioner Coffelt and passed by the following vote to accept the September 30, 2020 Planning Commission Meeting Minutes.

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

NOES: None

ABSENT: Gonzales

ABSTAIN: Duflock

9:00 A.M. – SCHEDULED MATTERS

1. [PC 20-059](#)

PLN190204 - ANTLE MIKE V TR ET AL

Public hearing to consider a minor subdivision splitting a 47-acre parcel into two parcels of 8 acres and 39 acres.

Project Location: 701 Monterey-Salinas Highway, Toro Area Plan

Jaime Guthrie, Associate Planner presented this item and recommended a continuance

Public Comment: None

It was moved by Commissioner Ambriz, seconded by Commissioner Mendoza and passed by the following vote to continue the hearing on this item to a date uncertain.

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

NOES: None

ABSENT: Gonzales

ABSTAIN: None

2. [PC 20-060](#)

Continued from October 9, 2019. Public hearing to consider:

- a. Construction of an approximately 2,425 square foot two single-family dwelling, including removal of two trees (Coast live oak), development within 100 feet of environmentally sensitive habitat and development on 30% slope (**PLN190097 - WALNUT COVE LLC**); and
- b. Construction of an approximately 3,450 square foot two single-family dwelling including removal of two trees (Coast live oak, Monterey pine), development within 100 feet of environmentally sensitive habitat and development on 30% slope (**PLN190098 - WALNUT COVE LLC**).

Project Locations: 24418 (PLN190097) and 24424 (PLN190098) San Juan Road, Carmel Woods, Carmel Area Land Use Plan, Coastal Zone

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

Joe Sidor, Associated Planner presented this item

Applicants Representative: Chad Brown

The Commission recessed for break at 10:23 a.m. and reconvened at 10:33 a.m.

Public Comment: Robin Robinson, Natalie Nielson, Tom Obrien, Peter Brickey, Sandra Salyer, Dr. Miranda & Jim Anderson, Sue Benjamin.

It was moved by Commissioner Daniels, seconded by Commissioner Roberts with a motion of intent to deny both projects and continue to a date certain for staff to bring back to the Commission with a resolution for denial.

Note vote taken.

County Counsel, Wendy Strimling stated that procedurally it might be easier to have separate motions for each project. Chair Roberts and the motion makers agreed that the projects should be voted on separately.

Substitute Motion moved by Commissioner Duflock, seconded by Commissioner Mendoza to find the project PLN190097 categorically exempt per section 15303 of the CEQA guidelines, adopt the resolution and approve the Combined Development Permit.

The Motion failed with a tie vote below.

AYES: Getzelman, Mendoza, Coffelt, Duflock

NOES: Daniels, Roberts, Monsalve, Diehl,

ABSENT: Gonzales, Ambriz

ABSTAIN: None

Wendy Strimling, County Counsel stated that procedurally it might be easier to vote separately. Chair Roberts agreed and would like to vote on them separately.

Substitute Motion moved by Commissioner Duflock, seconded by Commissioner Mendoza to find the project PLN190098 categorically exempt per section 15303 of the CEQA guidelines, adopt the resolution and approve the Combined Development Permit.

The Motion failed with the vote below.

AYES: Getzelman, Mendoza, Monsalve, Duflock

NOES: Daniels, Coffelt, Roberts, Monsalve, Diehl

ABSENT: Gonzales, Ambriz

ABSTAIN: None

Substitute Motions failed, the Commission went back to the original motion.

The Commission and Counsel decided to vote on the projects separately.

It was moved by Commissioner Daniels, seconded by Commissioner Roberts with a motion of intent to deny Project PLN190097 and continue to a date certain for staff to bring back to the Commission with a resolution for denial.

The Motion failed with the tie vote.

AYES: Roberts, Monsalve, Diehl, Daniels

NOES: Duflock, Mendoza, Getzelman, Coffelt

ABSENT: Gonzales, Ambriz

ABSTAIN: None

It was moved by Commissioner Daniels, seconded by Commissioner Roberts and passed by the following vote for a motion of intent to deny project PLN190098 and continue to a date certain of December 2, 2020 for staff to bring back a resolution for denial.

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

It was moved by Commissioners Daniels, seconded by Commissioner Monsalve and passed by the following vote for a motion to reconsider the previous motion for PLN190098 with a new motion of intent to deny the project.

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

It was moved by Commissioner Daniels, seconded by Roberts with a motion of intent to deny both projects without prejudice and for staff to return with a resolution to a date certain of Dec 2, 2020.

Motion Fails with the tie vote.

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

It was moved by Commissioner Roberts, seconded by Commissioner Monsalve and passed by the following vote to direct staff to draft a resolution that states there was a final determination that the Planning Commission had an unbreakable tie vote and neither approved nor denied the projects

AYES: Duflock, Mendoza, coffelt, Daniels, Roberts, Getzelman, Monsalve, Diehl,
NOES: None
ABSENT: Ambriz, Gonzales
ABSTAIN: None

OTHER MATTERS

None

DEPARTMENT REPORT

Secretary Brandon Swanson gave an update on the departments recruitment for seven open positions in Planning.

ADJOURNMENT

The meeting was adjourned at 12:13 a.m. by Chair Roberts

APPROVED:

BRANDON SWANSON
PLANNING COMMISSION SECRETARY

ATTEST:

BY: _____
SOPHIA MAGANA
PLANNING COMMISSION CLERK

APPROVED ON _____