

County of Monterey

Monterey County Planning Commission
Monterey County Government Center - Cayenne Conference Room
1441 Schilling Place, 1st Floor
Salinas, CA 93901



Meeting Minutes - Final

Wednesday, February 22, 2023

9:00 AM

Monterey County Planning Commission

Etna Monsalve, Chair

Martha Diehl, Vice Chair

Craig Spencer, 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 Monsalve at 9:00 a.m.

This meeting was conducted via teleconference using Zoom.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Mendoza.

ROLL CALL

Francisco Javier Mendoza

Katharine Daniels

Paul C. Getzelman

Ernesto Gonzalez

Etna Monsalve

Amy Roberts

Ben Work

Absent:

Rich Coffelt

Martha Diehl

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Sophia Magana informed the Commission of correspondence received from the public for agenda item number no. 3 PLN220134 Loomis and agenda item no. 5 – PLN220090 Caltrans/Garrapta Bridge Rails.

COMMISSIONER COMMENTS AND REQUESTS

Commissioner Roberts asked if anyone is aware of any power outages in the area that might affect the public participation in the hearing.

Commissioner Work informed the Commission that he attended an ad hoc committee related to the draft Agricultural Conservation Mitigation program and indicated that there are two upcoming meetings next month in March.

REFERRAL ITEMS AND OTHER MATTERS

1. PLANNING COMMISSION REFERRALS

Secretary Craig Spencer stated that the annual long range work program and

the general plan implantation report will be coming soon to the Planning Commission before it goes before the Board.

9:00 A.M. – SCHEDULED MATTERS

2. PLN220130 - ROSENBERG STEVEN DANIEL & IBANESCU BRENDA MARLEN

Public hearing to consider allowing the construction of a single-family dwelling (4,678 sq. ft.), detached office (544 sq. ft.), detached garage (999 sq. ft.), detached Accessory Dwelling Unit (1,188 sq. ft.) and associated site improvements and removal of 5 protected oak trees.

Project Location: 33 Potrero Trail, Carmel Valley, Greater Monterey Peninsula Master Plan, (APN: 239-111-013-000)

Proposed CEQA action: Considering an Addendum together with a previously certified EIR for the Santa Lucia Preserve Subdivision (EIR No. 94-005/Resolution No. 96-059) pursuant to CEQA Guidelines Section 15164

Zoe Zepp, Project Planner presented this item.

PUBLIC COMMENTS

Noel, John Heyl

It was moved by Commissioner Daniels, seconded by Commissioner Roberts and passed by the following vote to consider an addendum together with a certified Environmental Impact Report (EIR) for the Santa Lucia Preserve Subdivision EIR and approve the Combined Development Permit consisting of an administrative permit and a use permit to allow the removal of 5 Coast Live Oak Trees.

AYES: Daniels, Getzelman, Gonzalez, Mendoza, Roberts, Work, Monsalve

NOES: None

ABSENT: Coffelt, Diehl

ABSTAIN: None

3. PLN220134 - LOOMIS

Public hearing to consider establishment of the transient use of a residential property (single-family dwelling) for remuneration, commonly known as a short-term rental.

Project Location: 114 Story Rd, Carmel Valley, Carmel Valley Master Plan (APN: 187-541-016-000)

Proposed CEQA action: Find the project categorically exempt pursuant to Section 15301, Existing Structures, of the CEQA Guidelines.

Zoe Zepp, Project Planner presented this item.

Applicants Representative – Sean W.

Applicant – Leslie Loomis

PUBLIC COMMENTS

Chuck Stein, John Heyl, Pris Walton, Richard Rosenthal, John Heyl, Chuck Stein

It was moved by Commissioner Daniels, seconded by Commissioner Roberts and passed by the following vote to continue the hearing on this item to a date certain of March 8, 2023 to provide staff additional time to provide options and a recommendation related to a permit expiration date.

AYES: Daniels, Getzelman, Gonzalez, Mendoza, Roberts, Work, Monsalve

NOES: None

ABSENT: Coffelt, Diehl

ABSTAIN: None

The Commission recess for break at 11:03 a.m. and resumed at 11:17 a.m.

Roll Call after break – All Commissioners present after break except for Commissioner Coffelt and Commissioner Diehl.

4. PLN110173 - SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Public hearing to consider a recommendation to the Board of Supervisors on a General Plan amendment and rezone to comply with Conditions of Approval Nos. 30 and 37 adopted as part of the September Ranch Subdivision Project, Board of Supervisors Resolution 10-312.

Proposed CEQA Action: Consider the Certified Final Revised Environmental Impact Report (FEIR) (SCH No. 1995083033) for the September Ranch Subdivision Project and find the General Plan Amendment and rezone consistent with the FEIR pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162.

Marlene Garcia, Project Planner presented this item.

PUBLIC COMMENTS

None

It was moved by Commissioner Monsalve, seconded by Commissioner Getzelman and passed by the following vote to adopt a resolution recommending that the Board of Supervisors consider the certified Environmental Impact Report, amend the Monterey County 2010 General Plan to reclassify the land use designation of Parcels A and D, all of Parcel B and C, rezone parcels A-D and rezone the residential parcels to add B-6 overlay and remove RAZ zoning overlay.

AYES: Daniels, Getzelman, Gonzalez, Mendoza, Roberts, Work, Monsalve

NOES: None

ABSENT: Coffelt, Diehl

ABSTAIN: None

5. PLN220090 - CALTRANS/GARRAPATA BRIDGE RAILS

Public hearing to consider approving the replacement of bridge rails on Garrapata Bridge, Highway 1, Big Sur.

Project Location: Garrapata Creek Bridge near post mile 63.0 on HWY 1, Big Sur Land Use Plan.

Proposed CEQA action: Consider: 1) The categorical exclusion determination pursuant to the National Environmental Protection Act; and 2) The Environmental Impact Report (SCH No. 2020049027), Tier 1- Big Sur Bridge Rail Replacement Program and Tier 2 - Garrapata Creek Bridge Rail Replacement Project, with both documents being certified by the California Department of Transportation as lead agency; adopt a statement of overriding considerations; and adopt a mitigation monitoring and reporting plan.

Phil Angelo, Project Planner presented this item.

Applicant – Mitch Dallas, Greg Katarebe, Daniel Leckie, Michelle Wilson, Pete Hendrix

PUBLIC COMMENTS

Annemarie Weibel, James Walters, Christina McGinnis, Tim Green, Daniela Desola, Lisa Kleissner

The Commission recess for break at 12:27 p.m. and resumed at 12:43 p.m.

Roll Call after break – All Commissioners present after break except for Commissioner Coffelt and Commissioner Diehl.

It was moved by Commissioner Roberts, seconded by Commissioner Mendoza and passed by the following vote directing staff to return to the Planning Commission on March 8, 2023 with a draft resolution denying the project.

AYES: Daniels, Gonzalez, Mendoza, Roberts, Work, Monsalve

NOES: Getzelman

ABSENT: Coffelt, Diehl

ABSTAIN: None

DEPARTMENT REPORT

None

ADJOURNMENT

The meeting was adjourned by Chair Monsalve at 1:14 p.m.

APPROVED:

/S/ CRAIG SPENCER

**CRAIG SPENCER
PLANNING COMMISSION SECRETARY**

ATTEST:

BY: Sophía Magana

**SOPHIA MAGANA
PLANNING COMMISSION CLERK**

APPROVED ON 3/8/2023