



# Monterey County

## Action Minutes - Final Monterey County Planning Commission

*Cosme Padilla, Chair*  
*Don Rochester, Vice-Chair*  
*Jacqueline R. Onciano, Secretary*

Monterey County Planning  
Commission  
Monterey County  
Government Center -  
Board of Supervisors  
Chambers  
168 W. Alisal St.  
Salinas, CA 93901

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Wednesday, September 28, 2016

9:00 AM

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### **9:00 A.M. - CALL TO ORDER**

The meeting was called to order by Chair Padilla at 9:02 a.m.

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Rochester.

### **ROLL CALL**

Present:  
Ana Ambriz  
Martha Diehl  
Luther Hert  
Cosme Padilla  
Amy Roberts  
Don Rochester

Melissa Duflock arrived at 9:07 a.m.  
Paul C. Getzelman arrived at 9:07 a.m.

Absent:  
Jose Mendez  
Keith Vandever

Resource Management Agency (RMA) Services Manager Ms. Jacqueline R. Onciano was acting as Secretary to the Planning Commission.

### **PUBLIC COMMENTS**

There was no public comment.

### **AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

Commission Clerk Jackie Nickerson informed the Commissioners of the following documents distributed on the Dais:

- E-mail regarding Agenda Item No. 2 (Van Greunen); and
- Memorandum regarding Agenda Item No. 3 (3196 LLC).

### **COMMISSIONER COMMENTS, REQUESTS AND REFERRALS**

None.

## **APPROVAL OF MINUTES**

None.

## **9:00 A.M. SCHEDULED MATTERS**

1. [PC 16-044](#) **PLN160429 - Akiyama**  
Continue public hearing to October 12, 2016 to allow a Coastal Development Permit for a Lot Line Adjustment to merge four lots into two lots.  
**Proposed CEQA Action:** Continuance is Statutorily Exempt per CEQA Guidelines Section 15270  
471 Elkhorn Road, Royal Oaks, North County Coastal Land Use Plan.  
**RMA Services Manager Mr. John Ford requested continuance on the hearing for the project to October 12, 2016. However, the applicant would like the continuance to October 26, 2016.**  
  
**Public Comment: None**  
  
**Commissioner Diehl requested clarification on the continuance and Mr. Ford responded that the continuance is requested by staff.**  
  
**It was moved by Commissioner Rochester, seconded by Commissioner Ambriz and passed by the following vote to continue the public hearing for the project to October 26, 2016:**  
  

<b>AYES:</b>	<b>Ambriz, Diehl, Hert, Padilla, Roberts, Rochester</b>
<b>NOES:</b>	<b>None</b>
<b>ABSENT:</b>	<b>Duflock, Getzelman, Mendez, Vandever</b>
<b>ABSTAIN:</b>	<b>None</b>
2. [PC 16-041](#) **PLN150489 - Van Greunen**  
Public hearing to consider action on a Coastal Development Permit for a Lot Line Adjustment between three parcels  
**Proposed CEQA Action:** Categorical Exemption per CEQA Guidelines section 15305(a).  
6820 Long Valley Spur, Castroville, North County Coastal Land Use Plan.  
**RMA Services Manager Mr. John Ford presented the project. Mr. Ford requested the Commission to consider the policy issues and determine if the project is appropriate utilizing the “clustered development” approach and continue the hearing on the project to October 26, 2016 to allow for flagging and staking of the project.**  
  
**Commissioner Duflock and Commissioner Getzelman arrived at 9:07 a.m.**  
  
**Commissioner Roberts inquired why the lots needed to be reconfigured. Mr. Ford responded that the reconfiguration has to do with more adequate views.**

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**Applicant's Representative: Anthony Lombardo, Lombardo & Associates**

**Mr. Lombardo presented information on the project related to solutions to address ridgeline development and avoidance/disturbance of Environmentally Sensitive Habitat.**

**Public Comment: Monique Fountain; Sandra Chapin; Susan Simon**

**Further deliberation occurred between the Commission and staff. The Commission directed staff to address the policy issues and provide a detail of the building envelopes.**

**It was moved by Commissioner Duflock, seconded by Commissioner Rochester and passed by the following vote to continue the public hearing on the project to October 26, 2016:**

**AYES: Ambriz, Diehl, Duflock, Getzelman, Hert, Padilla, Roberts, Rochester**  
**NOES: None**  
**ABSENT: Mendez, Vandever**  
**ABSTAIN: None**

**Chair Padilla called for a 10 minute break at 10:19 am. The Commission reconvened at 10:35 am.**

**3. [PC 16-043](#)**

**PLN150548 - 3196 LLC**

Initial Screening for policy consistency of a project including demolition of a 10,895 square foot single family dwelling and reconstruction of a 10,195 square foot single family residence with a 718 square foot detached garage within Native Cypress Habitat.

**Proposed CEQA Action:** Initial Screening of project is Statutorily Exempt per CEQA Guidelines Section 15270, the project will be subject to CEQA review if it moves forward.

3196 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan.

**Chair Padilla announced that Commissioner Ambriz will be leaving in 30 minutes.**

**RMA Services Manager Mr. John Ford requested a continuance on the hearing for the project to October 12, 2016 to allow the entire Commission to be present and part of the discussion.**

**Applicant's Representative: Robert Joyce.**

**Mr. Joyce agreed to the continuance.**

**It was moved by Commissioner Diehl, seconded by Commissioner Getzelman and passed by the following vote to continue the public hearing on the project to October 12, 2016:**

**AYES: Ambriz, Diehl, Duflock, Getzelman, Hert, Padilla, Roberts, Rochester**

NOES: None  
ABSENT: Mendez, Vandever  
ABSTAIN: None

4. [PC 16-042](#)

**REF160056 - Fire Recovery Program**

Presentation on the Fire Recovery Program, including current process and background information regarding the 2016 Soberanes and Chimney Fires.

Permit Coordinator Ms. Freda Escobar, Mr. Tom Moss from RMA Environmental Services and Mr. Enrique Saavedra from RMA Public Works presented the project. Mr. Saavedra discussed the impacts and recovery plan related to the public and private roads. Mr. Moss discussed the Hazard Assessments conducted by the Federal and State reports.

Commissioner Diehl requested that staff focus on assisting the public by providing more sensors such as rate of rainfall, stream updates and site progression to provide more information.

Ms. Escobar discussed the permit process and informed the Commission of the Board of Supervisors (BOS) direction to make the permits related to the fire a priority.

Commissioner Ambriz left during the presentation

**OTHER MATTERS**

None.

**DEPARTMENT REPORT**

None.

**ADJOURNMENT**

The meeting was adjourned at 11:15 a.m. by Chair Padilla.

**PLANNING COMMISSION SUPPLEMENTAL**

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**OTHER MATTERS**

None.

**DEPARTMENT REPORT**

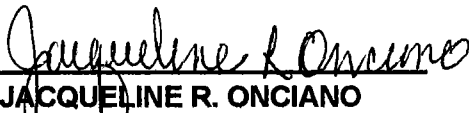
None.

**ADJOURNMENT**

The meeting was adjourned at 11:15 a.m. by Chair Padilla.

**PLANNING COMMISSION SUPPLEMENTAL**

ACCEPTED:

  
JACQUELINE R. ONCIANO  
PLANNING COMMISSION SECRETARY

ATTEST:

BY:   
JACQUELYN NICKERSON  
PLANNING COMMISSION CLERK

ACCEPTED ON DEC 14 2016