



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

Wednesday, October 12, 2016

9:00 AM

9:00 A.M. - CALL TO ORDER

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

ROLL CALL

Present:

Martha Diehl	Cosme Padilla
Melissa Duflock	Amy Roberts
Paul C. Getzelman	Don Rochester
Jose Mendez	

Absent:

Ana Ambriz
Luther Hert
Keith Vandevere

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Roberts.

PUBLIC COMMENT

None.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Jackie Nickerson informed the Commissioners of the Memorandum distributed on the Dais regarding Agenda Item No 2 (Detels/Doud).

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None.

APPROVAL OF MINUTES

None.

9:00 A.M. SCHEDULED MATTERS

1. [PC 16-046](#)

PLN150500 - PANATTONI (Continued from August 31, 2016)

Continue the public hearing requesting a Combined Development Permit to merge two parcels into one; the demolition of an existing single family dwelling and construct a new two-story single family dwelling on the Lower parcel and construct a new single story single family dwelling on the Upper parcel. The property is located at 1476 and 1482 Cypress Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone. (APNs: 008-455-007-000, 008-411-017-000 and 008-455-008-000)

Project Planner Ms. Liz Gonzales and Resource Management Agency (RMA) Services Manager Mr. John Ford requested a continuance to November 9, 2016 to allow the applicant time to submit revisions.

Public Comment: None.

It was moved by Commissioner Rochester, seconded by Commissioner Duflock and passed by the following vote to continue the public hearing to the November 9, 2016 Planning Commission meeting:

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

2. [PC 16-045](#)

PLN140587 - M DOUD DETELS TR & DOUD RANCH LLC (Continued from September 14, 2016)

Public hearing to consider action on a Coastal Development Permit to allow a Lot Line Adjustment between two (2) contiguous lots of approximately 160 acres and 128 acres resulting in two lots of 116 acres (Parcel 1) and 172 acres (Parcel 2).

Proposed CEQA Action: Categorically Exempt per CEQA Section 15305 (a)

Highway 1, North of Garrapata Creek Bridge, Big Sur Coast Land Use Plan, Coastal Zone

Commissioner Diehl recused herself at 9:07 am. as she owns adjoining property. Commissioners Diehl left the meeting room during consideration of this item.

Project Planner Ms. Liz Gonzales presented the project. Ms. Gonzales the revisions to the acreage, which was submitted to the Commission in a memorandum.

Applicant's Representative: Christine Kemp.

Ms. Kemp agreed to the conditions of approval. In addition, Ms. Kemp clarified that the water issues raised by the Land Use Advisory Committee (LUAC) will be addressed in a deed and not the scenic easement.

Mr. John Ford explained the water rights were associated with the parcel and are addressed in the resolution of the staff report. Concerns over water rights would be a private matter.

It was moved by Commissioner Rochester, seconded by Commissioner Getzelman and passed by the following vote to approve the project subject to the changes as stated:

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

3. [PC 16-061](#)

PLN150548 - 3196 LLC (Continued from September 28 , 2016)

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.

RMA Services Manager Mr. John Ford informed the Commission that the project was being brought forth as a workshop to receive policy interpretation and guidance relative to Policy 20 and maintaining the natural habitat of the project location.

Applicant's Representative Mr. Robert Joyce presented the project site and the impact on the cypress trees. He proposed a plan and asked for the Commission to provide direction.

Public Comment: None

The Commission further deliberated on Policy 20 and the intent of the policy with preserving the habitat. In addition, the Commission commended the applicant for bringing the project as a workshop before the actual project consideration. Direction was provided to preserve the undisturbed habitat (not just trees and rootzones), reduce the size of the driveway and limit the construction of new structures to the impervious areas.

The presentation was received.

OTHER MATTERS

4. [PC 16-048](#)

Appoint William E. Pyburn and Roy A. Gobeb to the Toro Land Use Advisory Committee.

5. [PC 16-049](#)

Accept the resignation of Michael Addison from the Carmel Valley Land Use Advisory Committee.

6. [PC 16-050](#) Accept the resignation of Kerry Varney from the Toro Land Use Advisory Committee.
7. [PC 16-051](#) Reappoint Mary Trotter to the Big Sur Land Use Advisory Committee.
8. [PC 16-052](#) Reappoint Diane Miller to the Cachagua Land Use Advisory Committee.
9. [PC 16-053](#) Reappoint the following to the Carmel Unincorporated/Highlands Land Use Advisory Committee:
 - Robert Littell
 - Said Meheen
10. [PC 16-054](#) Reappoint the following to the Carmel Valley Land Use Advisory Committee:
 - Brian Rasmussen
 - Charles Franklin
 - John Anzini
 - Judy MacClelland
11. [PC 16-055](#) Reappoint the following to the Del Monte Forest Land Use Advisory Committee:
 - June Duran Stock
 - Lori Lietzke
 - Rod Dewar
12. [PC 16-056](#) Reappoint the following to the Greater Monterey Peninsula Land Use Advisory Committee:
 - Kemay Eoyang
 - Ron DeHoff
 - Tamara Harris
13. [PC 16-057](#) Reappoint Harry Harris to the South Coast Land Use Advisory Committee.
14. [PC 16-058](#) Reappoint Ed Buntz to the South County Land Use Advisory Committee.
15. [PC 16-059](#) Reappoint Jim Riley to the Spreckels Neighborhood Design Review Committee.
16. [PC 16-060](#) Reappoint the following to the Toro Land Use Advisory Committee:
 - Bonnie Baker

➤ Mark Kennedy

It was moved by Commissioner Diehl, seconded by Commissioner Rochester and passed by the following vote to accept the resignation, appoint and reappoint the members to the recommended LUACs:

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

The Commission requested letters to resigned LUAC members recognizing their service.

DEPARTMENT REPORT


Secretary Holm informed the Commissioners that Mr. John Ford will be leaving the County on October 19, 2016 to be the Planning Director of Humboldt County. Mr. Holm stated that the recruitment for the RMA Services Manager and Chief of Planning will begin to try and fill the position quickly.

The Commission requested that a letter of appreciation be written for Mr. Ford and the work he has contributed to the County.

ADJOURNMENT

The meeting was adjourned by Chair Padilla at 10:28 a.m.

ACCEPTED:



CARL P. HOLM
PLANNING COMMISSION SECRETARY

ATTEST:

BY: 

JACQUELYN NICKERSON
PLANNING COMMISSION CLERK

APPROVED ON JAN 11 2017