



Monterey County

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

Action Minutes Monterey County Planning Commission

Keith Vandevere, Chair
Paul Getzelman, Vice-Chair
Jacqueline R. Onciano, Secretary

Wednesday, May 30, 2018

9:00 AM

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 Vandevere at 9:00 A.M.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commission Duflock.

ROLL CALL

Ana Ambriz
Martha Diehl
Melissa Duflock
Ernesto G. Gonzalez
Francisco Javier Mendoza
Cosme Padilla
Amy Roberts
Keith Vandevere
Jon Wizard

Absent:
Paul C. Getzelman

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Melissa McDougal informed the Commission of documents distributed on the dais: Two letters submitted by the public for Agenda Item Number 1 (PLN170098 – Quail Lodge, INC.)

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Wizard requested an overview of the State Law on ADUs and the fee associated with this.

Commissioner Diehl requested information regarding the Coastal Commission on what qualifies a project to bypass the County review and go directly to the Coastal Commission for review.

APPROVAL/ACCEPTANCE OF MINUTES

- A. Acceptance of the May 9, 2018 Planning Commission Meeting Minutes.

Attachments: [Draft PC Minutes-5-9-18](#)

It was moved by Commissioner Diehl, seconded by Commissioner Duflock and passed by the following vote to approve the May 9, 2018 Planning Commission Minutes:

AYES: Ambriz, Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Padilla, Roberts, Wizard

NOES: None

ABSENT: Getzelman

ABSTAIN: Vandever

9:00 A.M. – SCHEDULED MATTERS

1. **PLN170098 - QUAIL LODGE, INC.**
Public hearing to consider an annual 3-day special event during “Car Week”.
Project Location: 26750 Rancho San Carlos Road, Carmel Valley (Assessor’s Parcel Number 157-121-027-000), Carmel Valley Master Plan
Proposed CEQA Action: Adopt a Negative Declaration

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Draft Resolution](#)
 [Exhibit C - LUAC Minutes](#)
 [Exhibit D - Initial Study-Negative Declaration](#)
 [Exhibit E - RMA-Director Memo Dated May 23, 2017](#)
 [Exhibit F - Vicinity Map](#)
 [Exhibit G - Letter of Support](#)
 [Hearing Submittal](#)

Anna Quenga, project planner, presented the project. She requested the addition of the standard indemnification condition as Condition 11.

Applicant Representative: Tony Lombardo

Public Comment: John Narigi, Chris Chidlaw, Jane Farnsworth, Anthony Karabetyan, Dory Floor

Commissioner Roberts requested to add the timing of the event to the Use Permit.

Commissioner Diehl requested to add a maximum number of visitors and staff members attending the event each day.

In response, planner Brandon Swanson suggested revisions to Condition 1.

It was moved by Commissioner Duflock, seconded by Commissioner Ambriz and passed by the following vote to adopt a resolution to: Adopt the Negative Declaration; and Approve a Use Permit subject to the conditions of approval, with the revisions to Condition 1 and addition of Condition 11 as stated:

AYES: Ambriz, Diehl, Duflock, Gonzalez, Mendoza, Padilla, Roberts, Vandever, Wizard

NOES: None

ABSENT: Getzelman

ABSTAIN: None

2.

COUNTY OF MONTEREY CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FISCAL YEAR 2018-2019

Consider a report to the Board of Supervisors on consistency of the Monterey County Capital Improvement Program (CIP) for Fiscal Year 2018-2019 with the 2010 General Plan (for non-coastal area) or the Local Coastal Program and the 1982 General Plan (for coastal zone), as applicable.

Project Location: County-wide

Proposed CEQA: Action: Not a project as defined in Section 15378 of the CEQA Guidelines

Attachments: [Staff Report](#)

[Exhibit A - Draft Planning Commission Resolution](#)

[Exhibit B - Draft County of Monterey Capital Improvement Program Five-Year Plan 2018-2019 through 2022-2023](#)

[Exhibit C - List of Level of Service \(LOS\) Deficient Roadways as identified in the EIR for the 2019 General Plan](#)

John Snively and Craig Spencer project planners presented the project.

Public Comment: None

Senior Deputy County Counsel requested a correction to the first WHEREAS of the Draft resolution to correct the Government Code Section citation.

It was moved by Commissioner Diehl, seconded by Commissioner Gonzalez and passed by the following vote to adopt a resolution reporting to the Board of Supervisors that the major public improvement projects for Fiscal Year (FY) 2018-2019 are consistent with the 2010 General Plan (for non-coastal area) or the Local Coastal Program and 1982 General Plan (coastal zone), as applicable, with the correction as stated:

AYES: Ambriz, Diehl, Duflock, Gonzales, Mendoza, Padilla, Roberts, Vandever, Wizard

NOES: None

ABSENT: Getzelman

ABSTAIN: None

Recessed at 10:07 a.m. Reconvened at 10:24 a.m.

Commission Gonzalez did not return after the morning recess.

**3. REF120030 -DEVELOPMENT EVALUATION SYSTEM
(COUNTY OF MONTEREY)**

Public workshop to:

- a. Consider a draft Development Evaluation System (DES), and
- b. Provide direction to staff.

Project Location: County Wide (Inland Only)

Proposed CEQA Action: Statutorily Exempt pursuant to Section 15262 of the CEQA Guidelines

Attachments: [Staff Report](#)
 [Exhibit A - Discussion](#)
 [Exhibit B - LandWatch DES Evaluation](#)
 [Exhibit C - RMA-Planning DES Evaluation](#)
 [Exhibit D - November 29, 2017 Planning Commission Staff Report](#)
 [Exhibit E - Policy LU-1.19](#)

Anna Quenga, project planner, accompanied by Brandon Swanson, RMA Planning Services Manager, presented the workshop on the Development Evaluation System.

Public Comment: Michael DeLapa

The Commission discussed the issues presented by staff, provided direction to Staff and requested Staff to return with a draft ordinance for a workshop of Planning Commission.

OTHER MATTERS

4. Reappoint the following to the Cachagua Land Use Advisory Committee:

- Diane Miller
- Jack Galante

It was moved by Commissioner Diehl, seconded by Commissioner Wizard and passed by the following vote to appoint Diane Miller and Jack Galante to the Cachagua Land Use Advisory Committee:

AYES: Ambriz, Diehl, Duflock, Mendoza, Padilla, Roberts, Vandever, Wizard

NOES: None

ABSENT: Getzelman, Gonzalez

5. Reappoint the following to the Carmel Unincorporated Land Use Advisory Committee:

- Said “Jack” Meheen
- Robert Littell

It was moved by Commissioner Diehl, seconded by Commissioner Wizard and passed by the following vote to appoint Said “ Jack” Meheen and Robert Littell to the Carmel Unincorporated Land Use Advisory Committee:

AYES: Ambriz, Diehl, Duflock, Mendoza, Padilla, Roberts, Vandever, Wizard
NOES: None
ABSENT: Getzelman, Gonzalez

- 6.** Reappoint the following to the Carmel Valley Land Use Advisory Committee:

- John Anzini
- Judy MacClelland
- David Burbidge
- Charles Franklin
- Brian Rasmussen

It was moved by Commissioner Diehl, seconded by Commissioner Wizard and passed by the following vote to appoint John Anzini, Judy MacClelland, David Burbidge, Charles Franklin, and Brian Rasmussen to the Carmel Valley Land Use Advisory Committee:

AYES: Ambriz, Diehl, Duflock, Mendoza, Padilla, Roberts, Vandever, Wizard
NOES: None
ABSENT: Getzelman, Gonzalez

- 7.** Reappoint the following to the Del Monte Forest Land Use Advisory Committee:

- Lori Lietzke
- June Duran Stock
- Ned Van Roekel

It was moved by Commissioner Diehl, seconded by Commissioner Wizard and passed by the following vote to appoint Lori Lietzke, June Duran Stock, Ned Van Roekel to the Del Monte Forest Land Use Advisory Committee:

AYES: Ambriz, Diehl, Duflock, Mendoza, Padilla, Roberts, Vandever, Wizard
NOES: None
ABSENT: Getzelman, Gonzalez

- 8.** Reappoint the following to the Greater Monterey Peninsula Land Use Advisory Committee:

- Tamara Harris
- Ron DeHoff
- Kemay Eoyang

It was moved by Commissioner Roberts, seconded by Commissioner Diehl and passed by the following vote to appoint Tamara Harris, Ron DeHoff, Kemay Eoyang to the Greater Monterey Peninsula Land Use Advisory Committee:

AYES: Ambriz, Diehl, Duflock, Mendoza, Padilla, Roberts, Vandever, Wizard
NOES: None

ABSENT: Getzelman, Gonzalez

9. Reappoint the following to the North County Land Use Advisory Committee:

- DL Grier
- John Robinett
- Sherry Owen
- Lesley Noble
- Robert McDonald

It was moved by Commissioner Padilla, seconded by Commissioner Mendoza and passed by the following vote to appoint DL Grier, John Robinett, Sherry Owen, Lesley Noble, and Robert McDonald to the North County Land Use Advisory Committee:

AYES: Ambriz, Diehl, Duflock, Mendoza, Padilla, Roberts, Vandever, Wizard

NOES: None

ABSENT: Getzelman, Gonzalez

10. Reappoint the following to the South Coast Land Use Advisory Committee:

- Harry Harris
- Lindsay Romanow

It was moved by Commissioner Diehl, seconded by Commissioner Wizard and passed by the following vote to appoint Harry Harris and Lindsay Romanow to the South Coast Land Use Advisory Committee:

AYES: Ambriz, Diehl, Duflock, Mendoza, Padilla, Roberts, Vandever, Wizard

NOES: None

ABSENT: Getzelman, , Gonzalez

11. Reappoint Edward C. Buntz to the South County Land Use Advisory Committee.

It was moved by Commissioner Duflock, seconded by Commissioner Mendoza and passed by the following vote to appoint Edward C. Buntz to the South County Land Use Advisory Committee:

AYES: Ambriz, Diehl, Duflock, Mendoza, Padilla, Roberts, Vandever, Wizard

NOES: None

ABSENT: Getzelman, Gonzalez

12. Reappoint the following to the Spreckels Neighborhood Design Review Committee:

- James Riley
- Jana Heer-Glowacki

It was moved by Commissioner Roberts, seconded by Commissioner Diehl and passed by the following vote to appoint James Riley and Jana Heer-Glowacki to the Spreckels Neighborhood Design Review Committee:

AYES: Ambriz, Diehl, Duflock, Mendoza, Padilla, Roberts, Vandever, Wizard

NOES: None

ABSENT: Getzelman, Gonzalez

13. Reappoint the following to the Toro Land Use Advisory Committee:

- Mark Kennedy
- Ronald Vandergrift
- Roy Gobets

No motion taken; this item will be moved to the next Planning Commission Agenda.

14. Appoint Greg Michael Traynor to the South County Land Use Advisory Committee.

It was moved by Commissioner Duflock, seconded by Commissioner Mendoza and passed by the following vote to appoint Michael Traynor to the South County Land Use Advisory Committee.

AYES: Ambriz, Diehl, Duflock, Mendoza, Padilla, Roberts, Vandever, Wizard

NOES: None

ABSENT: Getzelman, Gonzalez

15. Appoint James Kendall to the Carmel Valley Land Use Advisory Committee.

It was moved by Commissioner Diehl, seconded by Commissioner Wizard and passed by the following vote to appoint James Kendall to the Carmel Valley Land Use Advisory Committee.

AYES: Ambriz, Diehl, Duflock, Mendoza, Padilla, Roberts, Vandever, Wizard

NOES: None

ABSENT: Getzelman, Gonzalez

DEPARTMENT REPORT

None

ADJOURNMENT

The meeting was adjourned at 12:06 p.m. by Chair Vandever.

APPROVED:

JACQUELINE R. ONCIANO
PLANNING COMMISSION SECRETARY

ATTEST:

BY: _____
MELISSA MCDOUGAL
PLANNING COMMISSION CLERK

APPROVED ON _____