

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, January 30, 2019

9:00 AM

Monterey County Planning Commission

9:00 A.M. – CALL TO ORDER

The meeting was called to order by Vice Chair Getzelman at 9:01 A.M.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commission Ambriz.

ROLL CALL**Present:**

Ana Ambriz

Rich Coffelt

Melissa Duflock

Martha Diehl

Paul C. Getzelman

Ernesto G. Gonzalez

Francisco Javier Mendoza

Amy Roberts

Absent:

Keith Vandevere

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Melissa McDougal informed the Commission of a document distributed on the dais; an errata from staff regarding revised draft conditions from staff for Agenda Item Number 1 (PLN160776 – Shen)

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Diehl informed the Commission of the sudden loss of the Carmel Highlands Chair, Bob Littel and requested that today's meeting be adjourned in his memory.

Commission Duflock informed the Commission of a Planning Commissioner Academy in March.

9:00 A.M. – SCHEDULED MATTERS

Item No. 2 was heard first, at the request of the Chair.

PLN180387 - SHEN YUAN ET AL

Public hearing to consider a Combined Development Permit to allow the construction of an approximately 10,000 square foot two-story office building on Lot 3 in the Laguna Seca Office Park, including the removal of up to 11 oak trees.

Project Location: 24480 Citation Court, Monterey, Greater Monterey Peninsula Area Plan

Proposed CEQA Action: Consider an Addendum to the previously certified FEIR for the Seca Office Park FEIR (File No. 80-109, Resolution No. PC-3734) with reference to the previously considered Addendum for development of Lot 5.

Jaime Scott Guthrie, project planner and Craig Spencer, Interim RMA Services Manager presented the project.

Jaime Scott Guthrie, project planner suggested the Commission revise the conditions to include reference to the General Development Plan.

Commissioner Mendoza requested that condition 24 identify the number of handicap parking spaces.

Applicant Representative: Tony Lombardo

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Ambriz and passed by the following vote to consider an addendum to the Laguna Seca Office Park Environmental Impact Report (FEIR), with reference to the previously considered Addendum for development of Lot 5, pursuant to code section 15164 of the CEQA Guidelines and approve a Combined Development Permit consisting of an Administrative Permit, a Design Approval and a Use Permit subject to the conditions of approval, with the changes as stated, including modification of condition 1, and condition 24:

AYES: Ambriz, Coffelt, Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Roberts

NOES: None

ABSENT: Vandever

ABSTAIN: None

PLN160776 - SHEN JIANJUN ET AL

Public hearing to consider the construction of an approximately 11,260 square foot two-story professional office building on a vacant lot in the Laguna Seca Office Park including the removal of up to 17 oak trees. -

Project Location: 9601 Blue Larkspur Lane, Monterey, Greater Monterey Peninsula Area Plan.

Proposed CEQA Action: Consider an Addendum together with the Laguna Seca Office Park Final Environmental Impact Report (FEIR) (File No. 80-109, Resolution No. PC-3734).

Ted Lopez, project planner and Craig Spencer, Interim RMA Services Manager presented the project.

Ted Lopez, project planner informed the Commission of two additional recommended Environmental Health Conditions.

Commissioner Roberts requested there be a lesser maximum number of occupants allowed similar to the previous agenda item.

In response, Craig Spencer, Interim RMA Services Manager and Wendy Strimling, County Counsel suggested a revision to Condition 22.

Applicant: Tony Lombardo

Public Comment: None

It was moved by Commissioner Roberts, seconded by Commissioner Mendoza and passed by the following vote to consider an addendum for Lot 2 together with the Laguna Seca Office Park Final Environmental Impact Report (FEIR) pursuant to code section 15164 of the CEQA Guidelines and approve a Combined Development consisting of a General Development Plan, an Administrative Permit, a Design Approval and a Use Permit subject to the conditions of approval, with the changes as stated, including the addition of two Environmental Health conditions, and modification to condition 22 to allow no more than 64 occupants:

AYES: Ambriz, Coffelt, Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Roberts

NOES: None

ABSENT: Vandever

ABSTAIN: None

Recessed at 10:05 a.m. reconvened at 10:25 a.m.

Commissioner Roberts recused herself due to potential conflict of interest and did not return after the morning recess.

GPZ090005 - MOSS LANDING COMMUNITY PLAN UPATE

Public workshop to finalize draft policy language in the following five areas of the Moss Landing Community Plan update: 1) Pedestrian and Bicycle Facilities; 2) Public Transportation; 3) Rail Service; 4) Noise; and 5) Public Access and Recreation.

Project Location: North County Land Use Plan, Moss Landing Community, Coastal Zone

Proposed CEQA action: Statutorily exempt per Section 15262 of the CEQA Guidelines

Anna Quenga, Shelley Glennon and Mike Novo, project planners, presented the project.

Pedestrian and Bicycle Facilities - Policy ML 3.8:

Public Comment: Molly Erickson, Mr. Malek, Gail Eisner, Randy Ishii, Chief of Public Works

Commissioner Diehl recommended that the funding plan should be removed and instead this item should be goal oriented.

Public Transportation – Policy 3.11 and 6.7:

Commissioner Coffelt informed staff that the bus drop offs are not being managed in a safe manner and encouraged staff to look into addressing this issue.

Commissioner Diehl is not supportive of policy 6.7 as written, the buses should be rerouted now.

Public Comment: Molly Erickson, Randy Ishii, Chief of Public Works

Rail Service:

Public Comment: Molly Erickson, Charlie Eddie, Mark Maceio

Noise:

Public Comment: Gail Eisner, Marl Maceio

Commissioner Diehl recommended that Staff consider personalizing the policy for businesses known to be in the area.

Public Access and Recreation

Public Comment: Mark Maceio, Molly Erickson, Gail Eisner

The Commission asked staff to bring this topic back to the Commission with additional information.

OTHER MATTERS

Accept the resignation of Brian Rasmussen from the Carmel Valley Land Use Advisory Committee.

The Commission requested that staff send a letter thanking her for her service.

Accept the resignation of Fran Leve from the Carmel Highlands Land Use Advisory Committee.

The Commission requested that staff send a letter thanking her for her service.

DEPARTMENT REPORT

Commissioner Diehl requested that staff send a letter to Bob Little's family thanking him for his service.

ADJOURNMENT

The meeting was adjourned in Mr. Littel's honor at 12:23 a.m. by Chair Getzelman.

APPROVED:

/S/ BRANDON SWANSON

BRANDON SWANSON
PLANNING COMMISSION SECRETARY

ATTEST:

BY: Melissa McDougal

MELISSA MCDOUGAL
PLANNING COMMISSION CLERK

APPROVED ON 12/01/2021