

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 13, 2019

9:00 AM

Board Chamber

Monterey County Planning Commission

9:00 A.M. – CALL TO ORDER

The meeting was called to order by Vice Chair Getzelman at 9:04 A.M.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commission Getzelman.

ROLL CALL**Present:**

Ana Ambriz (Arrived at 9:31 A.M.)

Rich Coffelt

Paul C. Getzelman

Ernesto G. Gonzalez

Amy Roberts

Keith Vandevere

Etna Monsalve

Absent:

Melissa Duflock

Martha Diehl

Francisco Javier Mendoza

PUBLIC COMMENTS

Joel Panzer, Eric Sand

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Melissa McDougal informed the Commission of documents distributed on the dais: An Errata Memorandum from Staff for Agenda Item Number 2 (PLN180433 - Bartlebaugh); and three letters from the public for Agenda Item Number 3 (GPZ090005 – Moss Landing Community Plan Update)

ACCEPTANCE OF MINUTES

- A. Acceptance of the April 11, 2018 Planning Commission Meeting Minutes.

It was moved by Commissioner Getzelman, seconded by Commissioner Gonzalez and passed by the following vote to accept the April 1, 2018 meeting minutes:

AYES: Coffelt, Getzelman, Gonzalez, Monsalve, Roberts, Vandevere

NOES: None

ABSENT: Ambriz, Diehl, Mendoza, Duflock

ABSTAIN: None

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Getzelman requested a status update on the Short-Term Rental

Ordinance.

Commissioner Vandevere welcomed Commissioner Monsalve to the Planning Commission.

9:00 A.M. – SCHEDULED MATTERS**1. PLN180433 - BARTLEBAUGH KRIS R & BONNIE L TRS**

Public hearing to consider a Lot Line Adjustment (LLA) consisting of an equal exchange of land (1.522 acres) between two (2) legal lots of record (Assessor's Parcel Numbers 181-241-024-000 and 181-241-025-000).

Project Location: 3225 Hillman Lane (Lot 24) and vacant lot to the north (Lot 25), Royal Oaks, North County Land Use Plan, Coastal Zone

Proposed CEQA action: Categorically Exempt Per Section 15305 (a)

Jackie Nickerson project planner and Craig Spencer, Interim RMA Services Manager presented the project.

Applicant Representative: Joel Panzer

Public Comment: None

It was moved by Commissioner Vandevere, seconded by Commissioner Gonzalez and passed by the following vote to find the project involves a minor lot line adjustment not changing land use densities or building sites on slopes greater than 20% which qualifies as a Class 5 Categorical Exemption pursuant to Section 15305 (a) of the CEQA Guidelines, and there are no exception pursuant to Section 15300.2; and approve a Coastal Development Permit to allow a Lot Line Adjustment between two (2) legal lots of record subject to the conditions of approval, with the suggested revisions as stated by Staff:

AYES: Coffelt, Getzelman, Gonzalez, Monsalve, Roberts, Vandevere

NOES: None

ABSENT: Ambriz, Diehl, Mendoza, Duflock

ABSTAIN: None

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

Recessed at 9:22 a.m. reconvened at 9:31 a.m.

Commissioner Ambriz arrived at 9:31 a.m.

2. GPZ090005 - MOSS LANDING COMMUNITY PLAN UPATE

Public workshop to finalize draft language for transportation policies in the Moss Landing Community

Plan update.

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.

The Planning Commission discussed and took public comment on specific sections of the Plan.

Transportation:

Public Comment: Molly Erickson, Paul Hart, Marc Del Piero, Mari Kloeppel, Koren McWilliams, Charley Eddie, Jim Harvey, John Olejnik

Recessed at 10:40 a.m. reconvened at 10:55 a.m.

NCLUP-ML-3.1

Public Comment: Molly Erickson, Mari Kloeppel

NCLUP-ML-3.2

Public Comment: Molly Erickson, John Olejnik Mari Kloeppel

NCLUP-ML-3.3

Public Comment: Molly Erickson, Mari Kloeppel, Charley Eddie

NCLUP-ML-3.4

Public Comment: Molly Erickson

NCLUP-ML-3.5

Public Comment: Molly Erickson

NCLUP-ML-3.6

No Public Comment

NCLUP-ML-3.7

Public Comment: No Public Comment

The Commission would like to leave the language regarding the “impacts to Natural Resources” in policy NCLUP-ML-3.2 which was recommended to be removed by Staff.

The Commission requested Staff to consider looking into treating heavy industrial and light industrial uses differently in policy NCLUP-MC-3.3.

The Commission requested Staff to update the language in policy NCLUP-MC-3.4.

No action required

DEPARTMENT REPORT

None

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 12:22 p.m. by Chair Getzelman.

APPROVED:

/S/ BRANDON SWANSON

BRANDON SWANSON

PLANNING COMMISSION SECRETARY

ATTEST:

BY: Melissa McDougal

MELISSA MCDOUGAL

PLANNING COMMISSION CLERK

APPROVED ON 01/26/2022