

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, March 13, 2019

9:00 AM

Monterey County Planning Commission

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Getzelman at 9:02 A.M.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Vandever.

ROLL CALL**Present:**

Ana Ambriz

Marth Diehl

Rich Coffelt

Paul C. Getzelman

Ernesto G. Gonzalez

Francisco Javier Mendoza

Etna Monsalve

Amy Roberts

Keith Vandever

Absent:

Melissa Duflock

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Melissa McDougal informed the Commission of documents distributed on the dais: The Land Use Advisory Meeting Minutes for Agenda Item Number 1 (PLN180259 – Delfino); additional correspondence from the public for Agenda Item Number 2 (PLN180281 – CVR HSGE LLC (Carmel Valley Ranch)).

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Diehl requested an update on the Short Term Rental Ordinance and the Housing Element update.

Commissioner Ambriz request an update on how many cannabis permits have gone through the Administrative Permit process to provide report.

Commissioner Mendoza asked for a presentation of the homeless condition and treatment options within the County.

9:00 A.M. – SCHEDULED MATTERS**1. PLN180259 - DELFINO**

Public hearing to consider the Lot Line Adjustment to reconfigure parcel boundaries between two legal lots of record; Parcel 1 (Assessor's Parcel Number 187-521-016-000, 11.87 acres) and Parcel 2 (Assessor's Parcel Number 187-512-019-000, 9.38 acres), resulting in Parcel A, (10.40 acres)

and Parcel B (10.85 acres), respectively.

Project Location: The properties are located approximately 900-feet northeast of the intersection of Carmel Valley Road and Del Fino Place at the former Carmel Valley Airport, Carmel Valley Village area (Assessor's Parcel Numbers 187-521-016-000 and 187-512-019-000), Carmel Valley Master Plan area.

Proposed CEQA Action: Categorical Exemption pursuant to §15305 of the CEQA Guidelines

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

Ted Lopez recommended a correction to Condition 1 and informed the Commission of the addition of the Indemnification condition.

**Commissioner Diehl requested an update to condition 3 to read as follows
“Prior to the expiration date stated in the condition, the Owner/Applicant shall record a certificate of compliance pursuant to condition 5.”**

Applicant Representative: John Alexander

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Mendoza and passed by the following vote to adopt the resolution finding that the Lot Line Adjustment qualifies for a categorical exemption as a minor alteration in land use limitations pursuant to Section 15305 of the CEQA Guidelines, and there are no exception pursuant to section 15300.2; and approving a Lot Line Adjustment with changes as stated (revisions to Conditions 1 and 3 and addition of indemnification condition):

AYES: Coffelt, Diehl, Ambriz, Getzelman, Gonzalez, Mendoza, Monsalve, Roberts, Vandever

NOES: None

ABSENT: Duflock

ABSTAIN: None

2. PLN180281 - CVR HSGE LLC (CARMEL VALLEY RANCH)

Public hearing to consider after-the-fact approval of a horse stable (20-horse stalls), hay barn, and gate entryway on a land reserve within Carmel Valley Ranch.

Project Location: One Old Ranch Road, Carmel Valley

Proposed CEQA action: Categorically Exempt per Section 15303 of the CEQA Guidelines.

Son Pham-Gallardo project planner and Craig Spencer, Interim RMA Services Manager presented the project.

Applicant Representative: Tony Lombardo, Simone Salberg

The Commission recessed at 10:17 a.m. The Commissioner reconvened at 10:32 a.m.

Public Comment: Molly Erickson, Pris Walton, Eric Sand, John Keri

It was moved by Commissioner Diehl, seconded by Commissioner Vandevere and passed by the following vote to continue the public hearing to a date uncertain to allow for an initial study:

AYES: Coffelt, Diehl, Ambriz, Getzelman, Gonzalez, Mendoza, Monsalve, Roberts, Vandevere

NOES: None

ABSENT: Duflock

ABSTAIN: None

OTHER MATTERS

- 3. Appoint Cosme Padilla to the Castroville Land Use Advisory Committee.**

It was moved by Commissioner Vandevere, seconded by Commissioner Coffelt and passed by the following vote:

AYES: Coffelt, Diehl, Getzelman, Gonzalez, Mendoza, Monsalve, Roberts, Vandevere, Ambriz

NOES: None

ABSENT: Duflock

ABSTAIN: None

- 4. Appoint Maureen Lyon to the Del Monte Forest Land Use Advisory Committee.**

It was moved by Commissioner Diehl, seconded by Commissioner Vandevere and passed by the following vote:

AYES: Coffelt, Diehl, Getzelman, Gonzalez, Mendoza, Monsalve, Roberts, Vandevere, Ambriz

NOES: None

ABSENT: Duflock

ABSTAIN: None

DEPARTMENT REPORT

John Dugan, Secretary advised that the Coastal Commission will have its meeting at same time as next scheduled Planning Commission meeting, April 10, 2019.

Therefore, Secretary recommended rescheduling the Planning Commission meeting to April 3, 2019.

ADJOURNMENT

The meeting was adjourned at 11:25 a.m. by Chair Getzelman.

APPROVED:

/S/ JOHN M. DUGAN

**JOHN M. DUGAN
PLANNING COMMISSION SECRETARY**

ATTEST:

**BY: Melissa McDougal
MELISSA MCDOUGAL
PLANNING COMMISSION CLERK**

APPROVED ON 03/11/2020