

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, June 12, 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 9:00 A.M.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commission Gonzalez.

ROLL CALL

Present:

Ana Ambriz

Melissa Duflock

Rich Coffelt

Paul C. Getzelman

Ernesto G. Gonzalez

Francisco Javier Mendoza

Etna Monsalve

Amy Roberts

Absent:

Martha Diehl

Keith Vandevere

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Andria Sumpter informed the Commission of a document distributed on the dais; a document from Staff regarding Agenda Item Number 3 (PLN17260 – Hildebrand & Sons Trucking Inc.)

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

9:00 A.M. – SCHEDULED MATTERS**1. GPZ090005 - MOSS LANDING COMMUNITY PLAN UPATE**

Public workshop to discuss Land Use Policies for 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, project planner presented a request to continue the hearing.

Public Comment: None

It was moved by Commissioner Duflock, seconded by Commissioner Mendoza and passed by the following vote to continue the hearing to July 10, 2019:

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

Monsalve, Roberts

NOES: None

ABSENT: Diehl, Vandever

ABSTAIN: None

2. PLN180390 - RODGERS

Continue the public hearing to consider conversion of a 2,717-square foot, 5-bedroom single family dwelling to a 4-unit Bed and Breakfast facility to June 26, 2019.

Project Location: 29152 Highway 1, Carmel (Assessor's Parcel Number 241-061-015-000), Carmel Land Use Plan, Coastal Zone.

CEQA Action: Categorically Exempt per Section 15301

Yasmeen Hussain, project planner presented a request to continue the hearing.

Public Comment: None

It was moved by Commissioner Ambriz, seconded by Commissioner Duflock and passed by the following vote to continue the hearing to June 26, 2019:

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

Monsalve, Roberts

NOES: None

ABSENT: Diehl, Vandever

ABSTAIN: None

3. PLN170260 - HILDEBRAND & SONS TRUCKING INC.

Public hearing to consider a General Development Plan to allow a storage facility including eleven stalls for storage of irrigation equipment, K-rails, construction materials, and RV/trailer parking.

Project Location: 219, 221 and 223 Harrison Road, Salinas, Greater Salinas Area Plan

Proposed CEQA Action: Categorically Exempt 15304

Son Pham-Gallardo, project planner presented the project.

Wendy Strimling, County Counsel suggested a revision from Assessor's Parcel Numbers to Lot numbers in condition 14 and questioned the compliance and monitoring action for this condition.

Craig Spencer, RMA Services Manager, indicated that the condition is ongoing during operation of the site. Prior to a sale of the lots, the Applicant of Owner is required to provide the Chief of Planning with a copy of a deed to ensure compliance with the condition.

Commissioner Roberts asked Staff to add exhibit G of the Staff Report as part of the General Development Plan.

Applicant Representative: Sandra Dimas and Joel Panzer

Public Comment: None

The commission recessed at 9:39 a.m. and reconvened at 9:47 a.m.

Staff suggested an revision to the condition language of condition 3 to include the requirement of a surety bond.

It was moved by Commissioner Ambriz, seconded by Commissioner Mendoza and passed by the following vote to find the project is an open-air storage facility which qualifies as a Class 4 Categorical Exemption pursuant to Section 15304 of the CEQA Guidelines; and there are no exceptions pursuance to Section 15300.2; and approve the General Development Plan to allow eleven stalls for the storage of irrigation equipment, K-rails, Construction materials; and RV/trailer parking with revisions to Condition 14, addition of Exhibit G to the General Development Plan and a revision to Condition 3.

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

NOES: None

ABSENT: Diehl, Vandever

ABSTAIN: None

OTHER MATTERS

Brandon Swanson, Interim Chief of Planning suggested a special meeting for Short Term Rentals and proposed July 24, 2019.

The Commission was in favor of a special meeting on July 24, 2019.

DEPARTMENT REPORT

Brandon Swanson, Interim Chief of Planning informed the Commission that RMA-Planning is conducting interviews for new planners.

ADJOURNMENT

The meeting was adjourned at 10:08 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