

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, July 31, 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 Secretary Swanson.

ROLL CALL

Present:

Martha Diehl

Paul C. Getzelman

Ernesto G. Gonzalez

Melissa Duflock

Rich Coffelt

Etna Monsalve

Amy Roberts

Absent:

Ana Ambriz

Francisco Javier Mendoza

Keith Vandevere

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Melissa McDougal informed the Commission of documents distributed on the dais: a Memo from Environmental Health Bureau regarding Agenda Item No. 2 (PLN180032 – Bordonaro), a public comment regarding Agenda Item No. 3 (GPZ090005 – Moss Landing Community Plan Update), a public comment and Staff Errata Memo regarding Agenda Item No. 4 (PLN190014 – CLS San LLC (Hubbard) and a document from Environmental Health Bureau for Agenda Item No. 5 (PLN180112 – Rawnsley).

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

9:00 A.M. – SCHEDULED MATTERS

1. **PLN170765 - MCINTOSH LEONARD H TR (LAGUNA SECA OFFICE PARK - LOT 5)**
Public hearing to consider action on a General Development Plan for the Laguna Seca Office Park (LSOP) to allow residential uses on Lots 2 through 7, not to exceed the gross square footage of commercial use within the entire LSOP, in exchange for residential potential on other individual lots within the office park, and Amendment to the previously approved Combined Development Permit (PLN020332) to change the previously approved permit from construction of an approximately

20,000 square foot office building to construction of an approximately 22,000 square foot two-story 15-unit apartment building on Lot 5 of the office park.

Project Location: The General Development Plan includes all of the Laguna Seca Office Park (Lots 1-19) and the amendment would be for development at 24491 Citation Court (Lot 5), Monterey, all within the Greater Monterey Peninsula Area Plan.

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

Jamie Scott Guthrie, Project Planner

It was moved by Commissioner Diel, seconded by Commissioner Gonzalez by the following vote to continue the project to a date certain, of August 14, 2019, as recommended by staff.

AYES: Duflock, Getzelman, Roberts, Diehl, Gonzalez, Coffelt, Monsalve

NOES: None

ABSENT: Ambriz, Vandever, Mendoza

ABSTAIN: None

2. PLN180032 - BORDONARO MARC (CONTINUED FROM THE JULY 10, 2019)

Public hearing to consider construction of a two-story single family dwelling with an attached two-car garage (approximately 3,530 square feet). The project includes development on slopes in excess of 25%, ridgeline development and the removal of four (4) Oak trees.

Project Location: 257 San Benancio Road, Unit #A, Salinas, Toro Area Plan

Proposed CEQA action: Categorically Exempt per Section 15303 (a) of the CEQA Guidelines

**County Staff: Jacquelyn Nickerson, Project Planner presented the project.
Roger Van Horn, Environmental Health Bureau**

Applicant Representative: Aaron Tomlinson

Public Comment: Mike Weaver, Molly Erickson

It was moved by Commissioner Diel, seconded by Commissioner Coffelt by the following vote finding that the project involves the construction of a new single family dwelling, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 (a) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2, and approve the Combined Development Permit with revisions.

AYES: Duflock, Getzelman, Roberts, Diehl, Gonzalez, Coffelt, Monsalve

NOES: None

ABSENT: Ambriz, Vandever, Mendoza

ABSTAIN: None

3. GPZ090005 - MOSS LANDING COMMUNITY PLAN UPDATE

Public Hearing to consider background information relating to 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

Commissioner Roberts recused herself from Item No. 3 GPZ090005 – Moss Landing Community Plan Update

Shelley Glennon, Project Planner and Anna Quenga, Project Planner presented the project.

The Commission recessed for break at 10:13 a.m. and reconvened at 10:23 a.m.

Secretary Swanson informed the Commission two additional correspondences for Item No. 4 (PLN190014 – CLS San LLC (Hubbard) were received during the break, staff made copies and distributed the correspondence on the dais for Commissioners.

Public Comment: Mark Del Pierro, Molly Erickson, Mari Kloeppel, Charlie Eadie, Jim Harvey, Soffit Malek

This item required no action from the Commission.

4. PLN190014 - CLS SAN LLC (HUBBARD)

Public hearing to consider construction of an approximately 3,200 square foot two-story single family dwelling which includes an attached two-car garage on slopes in excess of 25%.

Project Location: 24790 Outlook Drive, Carmel, Carmel Valley Master Plan

Proposed CEQA action: Categorically Exempt per Section 15303 (a) of the CEQA Guidelines

Jacquelyn Nickerson, Project Planner presented the project.

Applicant Representative: Soffit Malek - Architect

Public Comment: Jim Ferguson, Dinesh Nayak, Chuck Ferrara

The Commission recessed for lunch at 12:00 p.m. and reconvened at 1:30 p.m.

Chair Getzelman stated into record that Commissioner Monsalve joined the Commission.

It was moved by Commissioner Diehl, seconded by Commissioner Duflock by the following vote finding that the project involves the construction of a new

single family dwelling, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 (a) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2, and approve the Combined Development permit with the addition of a finding and evidence that states that the project is ridgeline development but is allowable because the project does not create an adverse visual impact, there is no feasible alternative and include the revisions in staff's errata memo.

AYES: Duflock, Getzelman, Diehl, Monsalve, Coffelt

NOES: Gonzalez

ABSENT: Ambriz, Vandever, Mendoza

ABSTAIN: Roberts

5. PLN180112 - RAWNSLEY

Public hearing to consider construction of a 4,212 square foot single family dwelling with 1,163 square foot detached garage/workshop, and 599 square foot detached guesthouse/pool house on slopes in excess of 25% and including the removal of 24 oak trees.

Project Location: 14 Upper Circle, Carmel Valley (Assessor's Parcel Number 197-081-014-000), Carmel Valley Master Plan

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

County Staff: Son Pham-Gallardo, Project Planner presented the project.
Roger Van Horn, Environmental Health Bureau

Applicant Representative: Justin Pauly, Mark Blum

Public Comment: Molly Erickson

It was moved by Commissioner Duflock, seconded by Commissioner Coffelt by the following vote finding the project is a single-family residence which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines; and there are no exceptions pursuant to Section 15300.2, and approving a Combined Development Permit adding an evidence under consistency with the General Plan, Finding 1 language that given the size of the parcel it has available opportunity for well drilling. Also, adding into the resolution and evidence clarifying the removal of a 24" Oak landmark tree due to requirements from the fire department for widening of the driveway that it's specific to this tree and verify in the resolution that the certified arborist stated it was in poor health.

AYES: Duflock, Getzelman, Monsalve, Coffelt, Gonzalez

NOES: Diehl, Roberts

ABSENT: Ambriz, Vandever, Mendoza

ABSTAIN: None

The Commission recessed for break at 3:06 p.m. and reconvened at 3:16 p.m.

6. PLN180560 - GOMEZ

Public hearing to consider a minor subdivision of a single parcel with two existing single family dwellings into two parcels of equal size with one single family dwelling on each parcel.

Project Location: 22 Willow Road, Royal Oaks, North County Land Use Plan, Coastal Zone.

Proposed CEQA action: Categorically Exempt per §15301 of the CEQA Guidelines

County Staff: Yasmee Hussain, Associate Planner presented the project.

Michael Goetz, Monterey County Surveyor

Applicant Representative: Sally Gomez, Nabor Boroso, Yolanda Boroso

Public Comment: None

It was moved by Commissioner Duflock, seconded by Commissioner Gonzalez by the following vote finding the project is a minor land division which qualifies as a Class 15 Categorical Exemption per Section 15301(k) of the CEQA Guidelines and none of the exceptions under Section 15300.2 apply, and approve the Coastal Development Permit with the revision adding language stating the easements will be recorded on the map to show access to both parcels, parcel 1 and parcel 2, that are being created through the subdivision.

AYES: Duflock, Getzelman, Roberts, Diehl, Gonzalez, Coffelt, Monsalve

NOES: None

ABSENT: Mendoza, Vandever, Ambriz

ABSTAIN: None

OTHER MATTERS

None

DEPARTMENT REPORT

Secretary Swanson reported back to the Commission that it has received several letters regarding the solicitation for representatives on the tribal cultural sub-committee panel to be comprised of descendants and archeologists. The Planning Commission Subcommittee which is made up of Chair Getzelman and Commissioner Vandever will meet after the next Planning Commission meeting to review the letters of interest and bring a recommendation forth to this Commission for consideration.

An offer was made and accepted for one planner to join the HCD Planning team. Two openings are currently available. The second round of interviews are coming up.

ADJOURNMENT

The meeting was adjourned at 3:23 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 08/11/2021