

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, October 9, 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 9:01 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Vandever.

ROLL CALL

Present:

Martha Diehl

Melissa Duflock

Rich Coffelt

Paul C. Getzelman

Ernesto G. Gonzalez

Etna Monsalve

Amy Roberts

Keith Vandever

Absent:

Ana Ambriz

Francisco Javier Mendoza

PUBLIC COMMENTS

Vicky Torcoloni

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Melissa McDougal informed the Commission of documents distributed on the dais: A memo from Staff Agenda Item No. 2 (PLN190097 – Walnut Cove LLC.); A letter from the public for Agenda Item No. 5 (PLN180347 – Slawson); and; letters from the public for Agenda Item No. 6 (PLN150372 - Riverview at Las Palmas Assisted Living Senior Facility)

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

9:00 A.M. – SCHEDULED MATTERS

1. GPZ090005 - MOSS LANDING COMMUNITY PLAN UPDATE

Public workshop to discuss proposed Water and Wastewater Policies for the Moss Landing Community Plan Update.

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

Proposed CEQA action: Statutorily Exempt per CEQA Guidelines section 15262

Brandon Swanson, Secretary presented the continuance request.

Public Comment: None

No motion required.

2. PLN190098 - WALNUT COVE LLC

Public hearing to consider construction of a 4,355 square foot two-story single family dwelling inclusive of an attached two-car garage on slopes in excess of 30%, within 100 feet of environmentally sensitive habitat (Pescadero Canyon) and the removal of one (1) Monterey Pine tree.

Project Location: 24424 San Juan Road, Carmel, Carmel Land Use Plan, Coastal Zone

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

Jackie Nickerson, Project Planner presented the project.

Applicant Representative: Chad Brown

Public Comment: Robin Robinson; Susan Benjamin; Natalie Nielson; Peter Brickee; Tom O'Brien.

Commissioner Ambriz arrived at 9:10 a.m.

A motion of intent to deny and continue the project to a date uncertain made by Commissioner Diel, seconded by Commissioner Vandever, and passed by the following vote:

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

NOES: Ambriz, Duflock

ABSENT: Mendoza

ABSTAIN: None

The Commission recessed at 10:07 a.m. and reconvene 10:24 a.m.

3. PLN190097 - WALNUT COVE LLC

Public hearing to consider construction of a 2,865 square foot two-story single family dwelling inclusive of an attached two-car garage on slopes in excess of 30%, within 100 feet of environmentally sensitive habitat (Pescadero Canyon), and the removal of two Oak trees.

Project Location: 24418 San Juan Road, Carmel, Carmel Land Use Plan, Coastal Zone

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

Jackie Nickerson, project planner presented the project.

Applicants Representative: Chad Brown

Public Comment: Elliott Berg, Tom O'Brien, Robin Robinson.

It was moved by Commissioner Diel, seconded by Commissioner Vandever

**and passed by the following vote to continue the Public Hearing for
PLN190097 – Walnut Cove to a date uncertain:**

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

NOES: None

ABSENT: Mendoza

ABSTAIN: None

4. PLN180342 - ESTE MADERA DEL CIERVO LP

Public hearing to consider a minor subdivision to subdivide one 4.7-acre parcel in two parcels of approximately 2.1 acres and 2.6 acres and demolition of a 189 square foot shed and 667 square foot detached garage.

Project Location: 3186 Del Ciervo, Pebble Beach, Del Monte Forest Area Land Use Plan, Coastal Zone

Proposed CEQA Action: Adopt a Negative Declaration.

Craig Spencer, Project Planner presented the project.

Applicant Representative: Aengus Jeffers

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Vandever and passed by the following vote to adopt the Negative Declaration and approve a Coastal Development Permit to allow a Minor Subdivision of a single 4.7-acre parcel into two (2) parcels:

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

NOES: None

ABSENT: Mendoza

ABSTAIN: None

5. PLN180347 - SLAWSON ROBERT TODD TR

Public hearing to consider a permit for demolition of an existing single family dwelling with the exception of one room that is non-conforming, and construction of a 5,704 square foot single family dwelling within 50 feet of a coastal bluff; 1,000 square foot addition to a detached garage/storage structure resulting in one 2,086 square foot detached accessory structure on slopes greater than 30%. Development for both structures is within 750 feet of known archaeological resources.

Project Location: 30770 Aurora Del Mar, Carmel, Big Sur Coast Land Use Plan

Proposed CEQA Action: Categorically exempt per Section 15302 of the CEQA Guidelines

Jaime Scott Guthrie, Project Planner and Craig Spencer, RMA Services Manager presented the project.

Jaime Scott Guthrie presented suggested revisions to Finding 1 Evidence E, Finding 3 Evidence d and the decision section of the resolution.

Applicant Representative: Laura Lawrence

Public Comment: None

Commissioner Diehl requested changes to Finding 1 Evidence E (Listen to tape, language read into record.) 2:15 minutes into the video.

The Commission recessed at 11:32 a.m. and reconvene 11:45 a.m.

It was moved by Commissioner Diehl, seconded by Commissioner Vandever and passed by the following vote to find the project for demolition and rebuilding of a single-family dwelling qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA guidelines, and there is no exception to the exemption pursuant to Section 15300.2 of the CEQA guidelines due to potentially sensitive environment and approve a Combined Development permit allowing the project with the revisions as stated by Staff and the Commission:

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

NOES: None

ABSENT: Mendoza

ABSTAIN: None

The Commission recessed for lunch at 11:48 a.m. and reconvened at 1:30 p.m.

6. PLN150372 - RIVER VIEW AT LAS PALMAS ASSISTED LIVING SENIOR FACILITY

Informational Workshop regarding the proposed River View at Las Palmas Assisted Living Senior Facility. The proposed project consists of the following:

- a. Amendment to the text of the Las Palmas Ranch Specific Plan (LPRSP) to add policy language clarifying that assisted living facilities are an allowed use on Parcel Q of the Specific Plan; and
- b. Construction of an assisted living facility (River View at Las Palmas Assisted Living Senior Facility) including:
 1. Thirteen (13) Casitas providing 26 separate units ranging in size from 1,513 to 3,757 square feet and totaling approximately 41,300 square feet;
 2. Forty (40) assisted living units with 52 beds ranging in size from 360 to 587 square feet each and totaling approximately 27,000 square feet;
 3. A 21,600 square foot, three-story memory care facility including 39 living units ranging in size from 313 to 453 square feet and containing a total of 48 beds; and

4. Associated infrastructure including roads and grading of approximately 60,000 cubic yards.

Project Location: 15.74-acre lot within Las Palmas Subdivision #1, south of River Road and west of Country Park Road, within the Las Palmas Ranch Specific Plan, approximately 1.25 miles west of Spreckels and 0.5 miles east of State Highway 68.

Proposed CEQA action: Not applicable to a workshop.

Joe Sidor, Project Planner presented the project.

Public Comment: Anthony Lombardo; Christine Kemp; Ann Sanchez; Celine Dalby; Christian Dryer; Dave Dalby; Dave Ratliff; David Tucker; Denise Bnoit; Francoise Requiro; Gayle Todd; Jerry Crawford; Julie Sutliff; Kathy Antle; Kent Tegtmeier; Tom Ward; Marc Rosen; Mark Miller; Mary Jane Scranton; Mike Weaver; Ottavio Bernardo; Pamela Silkwood.

The Commission recessed at 3:03 p.m. and reconvene 3:11 p.m.

Continued Public Comment: Ralph Sutliff; Richard Fontana; Robin Matthews Johnson; Russ Schwanz; Shelley Donati; Tetyana Yermolina; Tom Mercurio; Roy Gobets; Laura Dietrich-Smith; Stephen Hurst; Nancy Iversen; Fred Rowland; Shannon Lambert; Jenny Gracie

Applicant Representative: Anthony Lombardo

Commissioner Roberts left the hearing at 2:47 p.m.

No Motion required.

OTHER MATTERS

None

DEPARTMENT REPORT

None

ADJOURNMENT

The meeting was adjourned at 4:23 p.m. by Chair Getzelman.

APPROVED:

/S/ BRANDON SWANSON

**BRANDON SWANSON
PLANNING COMMISSION SECRETARY**

ATTEST:

BY: *Sophía Magana*

SOPHIA MAGANA

PLANNING COMMISSION CLERK

APPROVED ON 10/27/2021