

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, November 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 9:07 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner, Ana Ambriz

ROLL CALL

Present:

Martha Diehl

Rich Coffelt

Paul C. Getzelman

Ernesto G. Gonzalez

Etna Monsalve

Amy Roberts

Ana Ambriz

Francisco Javier Mendoza

Absent:

Melissa Duflock

Keith Vandevere

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

9:00 A.M. – SCHEDULED MATTERS

Commissioner Richard Coffelt recused himself due to potential conflict of interest.

1. PLN190131 - FULL GOSPEL CHURCH OF LAS LOMAS

Public hearing to consider a Lot Line Adjustment between two legal lots of record of approximately 0.4 acres (Assessor's Parcel Number 119-122-007-000, Parcel A) and 2.451 acres (Assessor's Parcel Number 119-122-020-000, Parcel B), resulting in two lots consisting of 0.5 acres (Adjusted Parcel A) and 2.351 acres (Adjusted Parcel B).

Project Location: 202 Hall Road and 21 & 29 Willow Road, Royal Oaks, North County Land Use Plan, Coastal Zone

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

Jackie Nickerson, Project Planner and Craig Spencer, RMA Services Manager presented the project.

Applicants Representative: Christina Gutierrez

Public Comment: None

It was moved by Commissioner Mendoza, seconded by Commissioner Gonzalez and passed by the following vote to find that 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 exceptions pursuant to Section 15300.2; and approve a Coastal Development Permit to allow a Lot Line Adjustment between two legal lots of record:

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

NOES: None

ABSENT: Vandever, Duflock

ABSTAIN: Coffelt

2. PLN190059 - HOEKSTRA

Public hearing to consider the construction of a two-story single family dwelling with a detached garage and Accessory Dwelling Unit. The project also includes other site improvements including patio/retaining walls, pool/pool terrace, and removal of three (3) Coast Live Oak trees in addition to thirty tree (33) trees which were previously approved for removal on this property.

Project Location: 92 Chamisal Pass, Carmel - Santa Lucia Preserve (Assessor's Parcel Number 239-102-027-000), Carmel Valley Master Plan.

Proposed CEQA action: Addendum to the Santa Lucia Preserve Environmental Impact Report.

Son Pham-Gallardo, Project Planner and Craig Spencer, RMA Services Manager presented the project.

Applicants Representative: Greg Klein

Public Comment: Brian Escamilla with the Monterey County Environment Health Bureau

The Commission recessed for break at 9:43 a.m. and reconvened at 9:56 a.m.

Commissioner Diehl requested the following language to be added to Finding 5, Evidence c, "Two landmark trees are located within the building footprint and two are located within the septic area. Movement of the house was considered but would result in impacts to other adjacent landmark trees and 2 is the minimum needed for the residential development. Alternative locations and septic treatment systems were considered to avoid and minimize impacts to landmark trees from the septic system. The alternative septic site would impact more trees and require pumping of waste uphill. Deeper, alternative

treatment systems were considered but would not reduce treatment area sufficiently to avoid impacts to landmark trees within the septic area.”

It was moved by Commissioner Diehl, seconded by Commissioner Ambriz and passed by the following vote to certify that an Addendum has been considered together with the Potrero Subdivision Supplemental Environmental Impact Report (SEIR); approve a Combined Development Permit allowing the project; and adopt a Mitigation Monitoring and Reporting Program: with the changes as stated:

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

NOES: None

ABSENT: Vandever, Duflock

ABSTAIN: None

OTHER MATTERS

Commissioner Diehl reminded Staff that the Planning Commission still needs to receive a report on the fire rebuild properties, and requested a state report on the Carmel Point archeological resources and requested to add a quarterly status report regarding any applications within the County for workforce or affordable housing.

DEPARTMENT REPORT

None

ADJOURNMENT

The meeting was adjourned at 10:01 a.m. by Chair Getzelman.

APPROVED:

/S/ BRANDON SWANSON

BRANDON SWANSON

PLANNING COMMISSION SECRETARY

ATTEST:

BY: *Sophia Magana*

SOPHIA MAGANA

PLANNING COMMISSION CLERK

APPROVED ON 10/13/2021