

# **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, December 4, 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, Etna Monsalve.

**ROLL CALL**

Present:

Martha Diehl

Rich Coffelt

Paul C. Getzelman

Ernesto G. Gonzalez

Etna Monsalve

Francisco Javier Mendoza

Melissa Duflock

Absent:

Amy Roberts

Ana Ambriz

**PUBLIC COMMENTS**

None

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

Commission Clerk Sophia Magana informed the Commission of a document distributed on the dais: A letter from the Public for Agenda Item No. 3 (REF –120030 Development Evaluation System)

**COMMISSIONER COMMENTS, REQUESTS AND REFERRALS**

None

**9:00 A.M. – SCHEDULED MATTERS****1. PLN180217 - TRINGALI SALVATORE JOSEPH & BRIANA SUZANNE**

Public hearing to consider an after-the-fact permit to construct a 2,924 square foot basketball court and a ten foot tall black metal fence enclosure in the rear yard of a single family residence, two 2-foot tall landscape retaining walls, an 856 square foot concrete patio, an 81 square foot chicken coop, a 38 square foot storage shed addition and a 351 square foot gazebo. The permit includes installation of after-the-fact drainage improvements and the removal of a batting cage in the side yard of an existing single family residence, removal of light fixtures installed at the basketball court, demolition of three sheds, and restoration of planted cypress trees along the side property line.

**Project Location:** 25710 Rio Vista Drive, Carmel, Carmel Valley Master Plan

**Proposed CEQA action:** Categorically Exempt Per Section 15301 (l) and 15303 (e) of the CEQA Guideline

**Jackie Nickerson, Project Planner presented the continuance request to a date uncertain.**

**Applicants Representative: Anthony Lombardo**

**Public Comment: None**

**It was moved by Commissioner Diehl, seconded by Commissioner Gonzalez and passed by the following vote to continue the project to a date uncertain:**

**AYES: Coffelt, Getzelman, Gonzalez, Monsalve, Mendoza, Diehl, Duflock**

**NOES: None**

**ABSENT: Ambriz, Roberts**

**ABSTAIN: None**

**2. PLN190036 - TOTTINO TRUST ET AL AND ELKHORN SLOUGH FOUNDATION**

Public hearing to consider a Lot Line Adjustment between two legal lots of record transferring 33.6 acres from a 255.4 acre parcel (Parcel A - Tottino) to a 41.2 acre parcel (Parcel B- Elkhorn Slough Foundation) resulting in a 221.8 acre parcel (reconfigured Parcel A) and a 74.8 acre parcel (reconfigured Parcel B).

**Project Location:** Parcels involved in the Lot Line Adjustment are **generally** located on the south bank of Moro Cojo Slough, east of Watsonville Road and north of Highway 156, north and east of the town of Castroville.

**Proposed CEQA action:** Categorically Exempt per Section 15305 of the CEQA Guidelines

**Yasmeen Hussain, Project Planner and Craig Spencer, RMA Services Manager presented the project.**

**Wendy Strimling, Senior County Counsel requested updates to the address in condition of approval number 1 and updates to condition of approval 2 making it clear that the owners are responsible for the recordation of the permit approval notice.**

**Applicant: Camille Armstrong**

**Public Comment: None**

**It was moved by Commissioner Coffelt, seconded by Commissioner Mendoza and passed by the following vote to find the project is a Lot Line Adjustment that does not result in the creation of any new parcel, and is categorically exempt pursuant to Section 15305 (a) of the CEQA Guidelines, and none of the exceptions under Section 15300.2 apply; and approve a Coastal Development Permit to allow a Lot Line Adjustment between two legal lots of records with the changes as stated:**

**AYES:** Coffelt, Getzelman, Gonzalez, Monsalve, Mendoza, Diehl, Duflock

**NOES:** None

**ABSENT:** Ambriz, Roberts

**ABSTAIN:** None

**3. REF120030 - DEVELOPMENT EVALUATION SYSTEM**

- a. Conduct a public workshop to review the draft Development Evaluation System (DES) Procedure Manual and implementing Ordinance
- b. Forward comments on the DES program to the Board of Supervisors before final consideration by the Planning Commission.

**Project Location:** County Wide (Inland Only)

**Proposed CEQA action:** Statutorily Exempt per CEQA Guidelines section 15262

**Anna Quenga, Project Planner presented the project.**

**Public Comment: Janet Brennon, Dale Ellis**

**No motion required.**

**OTHER MATTERS**

4.
  - a. Appoint Don Bonsper to the Cachagua Land Use Advisory Committee.
  - b. Appoint Carol Church and Kamlesh Parikh to the Del Monte Forest Land Use Advisory Committee.
  - c. Accept the resignation of Kemay Eoyang from the Greater Monterey Peninsula Land Use Advisory Committee.
  - d. Accept the resignation of Cheryl Lambert from the North County Land Use Advisory Committee.

**a. Appoint Don Bonsper to the Cachagua Land Use Advisory Committee.**

**It was moved by Commissioner Diehl, Seconded by Commissioner Gonzalez and passed by the following vote to appoint Don Bonsper to the Cachagua Land Use Advisory Committee.**

**AYES:** Coffelt, Getzelman, Gonzalez, Monsalve, Mendoza, Diehl, Duflock

**NOES:** None

**ABSENT:** Ambriz, Roberts

**ABSTAIN:** None

**b. Appoint Carol Church and Kamlesh Parikh to the Del Monte Forest Land Use Advisory Committee.**

**It was moved by Commissioner Diehl, Seconded by Commissioner Gonzalez and passed by the following vote to appoint Carol Church and Kamlesh Parikh to the Del Monte Forest Land Use Advisory Committee.**

**AYES:** Coffelt, Getzelman, Gonzalez, Monsalve, Mendoza, Diehl, Duflock

**NOES:** None

**ABSENT:** Ambriz, Roberts

**ABSTAIN:** None

**c. Accept the resignation of Kemay Eoyang from the Greater Monterey Peninsula Land Use Advisory Committee.**

**It was moved by Commissioner Diehl, seconded by Commissioner Gonzalez and passed by the following vote to accept the resignation of Kemay Eoyang from the Greater Monterey Peninsula Land Use Advisory Committee.**

**AYES:** Coffelt, Getzelman, Gonzalez, Monsalve, Mendoza, Diehl, Duflock

**NOES:** None

**ABSENT:** Ambriz, Roberts

**ABSTAIN:** None

**d. Accept the resignation of Cheryl Lambert from the North County Land Use Advisory Committee.**

**It was moved by Commissioner Mendoza, seconded by Commissioner Coffelt and passed by the following vote to accept the resignation of Cheryl Lambert from the North County Land Use Advisory Committee.**

**AYES:** Coffelt, Getzelman, Gonzalez, Monsalve, Mendoza, Diehl, Duflock

**NOES:** None

**ABSENT:** Ambriz, Roberts

**ABSTAIN:** None

**DEPARTMENT REPORT**

None

**ADJOURNMENT**

The meeting was adjourned at 10:52 a.m. by Chair Getzelman.

**APPROVED:**

/S/ BRANDON SWANSON

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**BRANDON SWANSON  
PLANNING COMMISSION SECRETARY**

**ATTEST:**

**BY: *Sophía Magana*** \_\_\_\_\_  
**SOPHIA MAGANA  
PLANNING COMMISSION CLERK**

**APPROVED ON 10/13/2021**