

Monterey County

*Monterey County Planning Commission
Monterey County Government Center - Board of Supervisors Chambers
168 W. Alisal St.
Salinas, CA 93901*



Action Minutes - Final

Wednesday, January 8, 2020

9:00 AM

Monterey County Planning Commission

*Paul Getzelman, Chair
Amy Roberts, Vice-Chair
Brandson Swanson, Secretary*

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Getzelman at 9:09 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner, Melissa Duflock.

ROLL CALL

Present:

Martha Diehl
Rich Coffelt
Paul C. Getzelman
Etna Monsalve
Amy Roberts
Ana Ambriz
Katharine Daniels
Melissa Duflock

Absent:

Ernesto G. Gonzalez
Francisco Javier Mendoza

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Sophia Magana informed the Commission of a document distributed on the dais: Correspondence from the Public for Agenda Item No. 1 (PLN170765 – MCINTOSH), additional correspondence from the Public for Agenda Item No. 2 (PLN180289 – MILLER), and a Memo from Staff for Agenda Item No. 3 (PLN190026 – YUKI).

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Diehl request the referral sheet and would like to institute an update on every project on affordable housing in Monterey County.

9:00 A.M. – SCHEDULED MATTERS

1. [PC 19-085](#) PLN170765 - MCINTOSH LEONARD H TR (LAGUNA SECA OFFICE PARK - LOT 5)
Public hearing, continued from October 30, 2019, 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)

Jaime Guthrie, Associate Planner presented the continuance request to January 29, 2020.

Applicant Representative: Anthony Lombardo

Public Comment: Peggy Tharp, John Pfeiffer, Harvey (York Hills Estates Board of Directors).

It was moved by Commissioner Diehl, seconded by Commissioner Monsalve and passed by the following vote to continue the project to February 12, 2020:

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

NOES: None

ABSENT: Gonzalez, Mendoza

ABSTAIN: None

2. [PC 19-086](#)

PLN180289 - MILLER

Public hearing to consider the construction of a two-story single family dwelling with an attached garage (approximately 6,260 square feet), detached ADU (approximately 1,200 square feet) and the removal of four (4) oak trees.

Project Location: 24275 Via Malpaso, Monterey, Greater Monterey Peninsula Area Plan.

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

Yasmeen Hussain, Associate Planner presented the continuance request to a date uncertain.

Applicant: Eric Miller

Public Comment: Christine Kemp, Irganea Vatchkova

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

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

NOES: None

ABSENT: Gonzalez, Mendoza

ABSTAIN: None

3. [PC 19-087](#)

PLN190026 - YUKI THOMAS M TR ET AL (EL RANCHO TORO FARMWORKER HOUSING)

Public hearing to consider adding 112 beds to an existing 200 bed agricultural employee housing facility (312 beds total), including constructing seven (7) new 2,000 square foot units (14,000 square feet total) and a 2,000 square foot activity and laundry unit.

Project Location: 252 Hitchcock Road, Salinas, Greater Salinas Area Plan

Proposed CEQA action: Adopt a Mitigated Negative Declaration

Jackie Nickerson and Craig Spencer, Project Planners presented the project.

Applicant: Paul Davis

The Commission recessed at 10:09 a.m. until 10:23 a.m.

Public Comment: Mario Lopez, Alfred Diaz-Alfuate.

It was moved by Commissioner Duflock, seconded by Commissioner Coffelt and approved with Staff recommendation and include Commissioner Diehl's recommendation to go to the Agricultural Commissioner for advisement by the following vote:

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

NOES: None

ABSENT: Gonzalez, Mendoza

ABSTAIN: None

DEPARTMENT REPORT

Counsel requested to add selecting Chair and Vice Chair for the year 2020 to the next Planning Commission Agenda.

ADJOURNMENT

The meeting was adjourned at 10:43 a.m. by Chair Getzelman.

APPROVED:

/S/ Brandon Swanson
PLANNING COMMISSION SECRETARY

ATTEST:

BY: Sophia Magana
PLANNING COMMISSION CLERK

APPROVED ON June 10, 2020