

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, February 24, 2021

9:00 AM

Monterey County Planning Commission

Etna Monsalve, Chair

Martha Diehl, Vice Chair

Craig Spencer, Secretary

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Ambriz at 9:00 a.m.

This meeting was conducted via teleconference using Zoom.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Daniels.

ROLL CALL**Present:**

Amy Roberts

Martha Diehl

Rich Coffelt

Paul C. Getzelman

Francisco Javier Mendoza

Etna Monsalve

Katharine Daniels

Melissa Duflock

Ana Ambriz

Absent:

Ernesto Gonzalez

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Sophia Magana informed the Commission of additional correspondence received from the public for Agenda Item No. 1 – PLN200136 Poss, a memo from staff for Agenda Item No. 1 – PLN200136 Poss. Clerk Magana also indicated that distributed via email is correspondence from the public for Agenda Item No. 4 General Plan Annual Report, correspondence from the public for Agenda Item No. 3 – PLN170296 Cabrera (Chapin) and a memo from staff for Agenda Item No. 2 – PLN190083 Green.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Diehl ask for Staff to resend the Poss Staff Memo since she was unable to open the file.

Commissioner Roberts asks the public to keep video and microphones off during the presentations as it reduces the bandwidth. The public may turn audio and video on during the public comment when it is their time to speak.

9:00 A.M. – SCHEDULED MATTERS

1. PLN200136 - POSS

Public hearing to consider the construction of a single-family dwelling with an attached garage and removal of 35 protected trees (17 Coast Live Oaks and 18 Monterey Pines).

Project Location: 1138 Chaparral Road, Pebble Beach, Greater Monterey Peninsula Area Plan

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

Ernesto Gonzalez arrived via Zoom

Applicant: Debbie & Roy Poss

Public Comment: Prescott Kendall, Clerk Sophia Magana read an e-mail from Gwen D. Amaral

This item was trailed until after the last agenda item to provide time to draft a Resolution finding and condition of approval related to water allocation/permit.

Commissioner Daniels stated that for the record she will need to leave from this meeting from 12:30 to 1:30 if this meeting pushes into the afternoon.

The Commission recessed for break at 10:20am and reconvened at 10:25am.

Roll Call after break – All Commissioners present

2. PLN190083 - GREEN JASON E & ANN W TRS

Public hearing to consider construction of a new 799 square foot garage, 350 square foot addition to the existing garage for conversion to a gym/guesthouse/art studio resulting in a 1,810 square foot accessory structure, and two in-ground spas. The parcel is within 750 feet of known positive archaeological resources.

Project Location: 3334 17-Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan

Proposed CEQA Action: Mitigated Negative Declaration

Jaime Guthrie, Associate Planner presented this item

Applicants Representative: Charlie Barnett

Public Comment: None

It was moved by Commissioner Diehl and seconded by Commissioner Duflock and passed by the following vote to adopt the mitigated negative declaration and supporting mitigation monitoring and report plan, and approve the project.

AYES: Ambriz, Coffelt, Duflock, Diehl, Monsalve, Getzelman, Gonzales,

Mendoza, Daniels, Roberts

NOES: None

ABSENT: None

ABSTAIN: None

3. PLN170296 - CABRERA (CHAPIN LIVING TRUST)

Public hearing to provide early assessment of an applicant-requested general plan amendment to adopt a Special Treatment Area allowing commercial cannabis retail on Farmland zoned property (former McShane's Nursery).

Project Location: 115 & 115 A Monterey Salinas Highway, Greater Salinas Area Plan (APN: 207-131-004-000 and 207-131-005-000)

Proposed CEQA action: No CEQA action required for early assessment since the action is not defined as a "project" pursuant to the CEQA Guidelines.

Proposed CEQA action: No CEQA action required for early assessment since the action is not defined as a "project" pursuant to the CEQA Guidelines.

Cheryl Ku, Senior Planner presented this item

Applicant: Don Chapin

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Daniels that the Planning Commission and passed with the following vote to find that the proposed project has the potential to meet the evaluation criteria set forth in section 21.91.050 of the County Code, but suggest staff assess alternatives to address equity.

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

NOES: None

ABSENT: None

ABSTAIN: None

The Commission recessed for break at 11:53am and reconvened at 1:01pm

Roll Call after lunch – Absent: Commissioner Duflock, Commissioner Daniels

- 4.**
- a. Discussion continued from January 27, 2020 meeting to consider the 2020 draft Annual Progress Report for the 1982 General Plan (coastal) and 2010 Monterey County General Plan (non-coastal),
 - b. Consider the 2020 draft Annual Progress Report for the 2015-2023 Housing Element;
 - c. Consider a draft 5-Year General Plan Implementation Work Program, including 2021 Long
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- Range Planning and General Plan Implementation Priority Tasks, and
- d. Make a recommendation to the Board of Supervisors.

Proposed CEQA Action: Not a project per Sections 15060(c)(1) and 15378(b)(4) of the CEQA Guidelines.

This matter was continued from the January 27, 2020 meeting.

John Dugan, HCD Manager presented this item

Public Comment: Michael Weaver

It was moved by Commissioner Diehl, seconded by Commissioner Gonzales and passed by the following vote to recommend to the Board the adoption of the 2020 Annual Report for General Plan and Housing Element, and to recommend approval of a 5- year work program with the added priorities of the Affordable Housing overlay program and the Pajaro Community Plan.

AYES: Ambriz, Coffelt, Diehl, Monsalve, Getzelman, Gonzales, Mendoza, Roberts

NOES: None

ABSENT: Daniels, Duflock

ABSTAIN: None

Returned to Trailed item.

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Son Pham-Gallardo, Associate Planner presented this item

Applicant: Debbie & Roy Poss

Public Comment: Commission Clerk Sophia Magana read an e-mail on behalf of Cheryl Burnell into the record

It was moved by Commissioner Monsalve, seconded by Commissioner Mendoza and passed by the following vote finding the project is exempt from CEQA and to approve the project with the revision to a finding and

condition of approval addressing water demand.

AYES: Ambriz, Diehl, Monsalve, Getzelman, Gonzales, Mendoza

NOES: Roberts, Coffelt

ABSENT: Duflock

ABSTAIN: Daniels

OTHER MATTERS

Request from Commissioner Diehl for clarification from staff on the Pebble Beach Company's water allocations be added to a future Agenda.

FORM 700 TRAINING

Secretary Erik Lundquist gave the Commission a presentation and reminder of the 700 Form requirements.

DEPARTMENT REPORT

None

ADJOURNMENT

The meeting was adjourned at 2:30 p.m. by Chair Ambriz

APPROVED:

/S/ ERIK LUNDQUIST

ERIK LUNDQUIST
PLANNING COMMISSION SECRETARY

ATTEST:

BY: *Sophía Magana*

SOPHIA MAGANA

PLANNING COMMISSION CLERK

APPROVED ON 06/09/2021