

County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901



Meeting Minutes - Draft

Wednesday, February 26, 2025

9:00 AM

Para interpretación en español, haga clic aquí:

<https://attend.wordly.ai/join/THCT-8529>

Monterey County Planning Commission

9:00 A.M. - CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Gomez.

ROLL CALL

Present:

Christine Shaw

Paul C. Getzelman

Francisco Javier Mendoza

Ramon Gomez

Martha Diehl

Jessica Hartzell

Etna Monsalve

Ernesto Gonzalez

Absent:

Ben Work

Amy Roberts

Secretary Beretti reviewed the Zoom Protocols.

Clerk McDougal reviewed the Wordly Interpretation Services Protocols.

PUBLIC COMMENTS

Tim Greene

Joel Panzer

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk McDougal informed the Commission of additional correspondence, which was received and distributed by email and available at today’s meeting for agenda item no 1 – PLN240004 – Griffith and Agenda item no. 2 PLN210306 – Carmel Self Storage

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

9:00 A.M. – SCHEDULED MATTERS

A. COUNTY OF MONTEREY PLANNING COMMISSION

The Planning Commission will receive nominations from the Planning Commission Nomination Committee for a new Commission Chair and Vice Chair, and the Commission will elect a new Chair and Vice Chair for 2025.

The Planning Commission will receive nominations from the Planning

Commission Nomination

Committee for a new Commission Chair and Vice Chair, and the Commission will elect a new Chair and Vice Chair for 2025.

Commissioner Shaw of the Nomination Committee presented the recommendation that Commissioner Gonzalez be appointed as the 2025 Chair and Commission Getzelman be appointed as 2025 Vice Chair.

Public Comment: None

It was moved by Commission Shaw, seconded by Commissioner Monsalve and passed by the following vote to elect Commission Gonzalez as Chair and Commissioner Getzelman as Vice Chair.

AYES: Shaw, Getzelman, Mendoza, Work, Gomez, Diehl Hartzell, Roberts, Gonzalez, Monsalve

NOES: None

ABSENT: Roberts, Work

ABSTAIN: None

Commission Gonzalez switch to sit as Chair for the remainder of the meeting.

1. PLN240004 - GRIFFITH RICHARD S & NANCY S TRS

Public hearing to consider recommending that the Board of Supervisors approve a Final Map Amendment to adjust the Homeland Boundary of Lot 38 of the Santa Lucia Preserve Phase A Subdivision Map, and construction of a 6,330 square foot single family dwelling inclusive of an attached 889 square foot garage, 1,191 square foot basement, a 407 square foot covered porch, and associated site improvements.

Project Location: 1 Rumsen Trace, Carmel.

Proposed CEQA Action: Consider an Addendum to a previously certified Environmental Impact Report pursuant to Section 15164 of the CEQA Guidelines.

Fionna Jensen, Project Planner presented the item.

Applicant Representative: Joel Panzer, Richard Griffith, Jamison Watts

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commission Shaw and passed by the following vote to recommend that the Board of Supervisors to consider an Addendum to the Santa Lucia Preserve Environmental Impact Report No. 94-005 pursuant to CEQA Guidelines section 15164, approve a Combined Development Permit consisting of a Final Map Amendment to

adjust the Homeland Boundary of Lot 38 of the Santa Lucia Preserve Phase A Subdivision Map and an Administrative Permit and Design Approval to allow construction of a 6,330 square foot single family dwelling inclusive of a detached 889 square foot garage, 1,191 square foot basement, a 407 square foot covered porch, and associated site improvements with corrections presented by Staff to finding 3, evidence b and c, finding 1, evidence b, and finding 5, evidence d.

AYES: Shaw, Getzelman, Mendoza, Gomez, Diehl Hartzell, Gonzalez, Monsalve

NOES: None

ABSENT: Roberts, Work

ABSTAIN: None

2. PLN210306 - CARMEL SELF STORAGE LLC

Public hearing to consider construction of a 68,760 square foot two-story self-storage facility with an office and bathroom (5 buildings), removal of one oak tree, and associated drainage, driveway, and fencing improvements partially within 200 feet of the Carmel River floodplain.

Project Location: terminus of Center Street near corner with Berwick, Carmel Valley, Carmel Valley Master Plan

Proposed CEQA action: Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines

Mary Israel, Project Planner presented the item.

Armando Fernandez, HCD Senior Civil Engineer provided information regarding the flooding concerns.

Applicant Representative: Tony Lombardo, Larry Gabriel, Will Tucker

The Commission recessed at 11:09 a.m. and returned at 11:21 a.m.

Public Comment: Tracy Coffman, Paola Berthoin, Vince Moita, Larry Bacon

It was moved by Commissioner Diehl, seconded by Commission Mendoza and passed by the following vote to approve the item with edits proposed by Staff in the errata memo and add to the landscaping condition to maintain the path

adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines, approve a Combined Development Permit consisting of a Use Permit for a 68,760 square foot two-story self-storage facility with an office and bathroom (5 buildings) an Administrative Permit and Design Approval for development in the Site Plan Review and Design Control district

overlays; and a Use Permit to allow development within 200 feet of the Carmel River top of bank; project includes the removal of one oak tree and approve a Condition Compliance and Mitigation Monitoring and Reporting Plan with corrections proposed by Staff to remove the reference to “floodplain” and replace with “top of the bank” in the resolution and add language to have the informal pedestrian path maintained to condition 3.

AYES: Getzelman, Mendoza, Gomez, Diehl Hartzell, Gonzalez, Monsalve

NOES: Shaw

ABSENT: Roberts, Work

ABSTAIN: None

DEPARTMENT REPORT

Secretary Beretti informed the Commission that the Board of Supervisors approved new HCD positions including two Code Enforcement positions, a Permit Technician and an Associate Planner position to support the Vacation Rental Permit and Enforcement Program. Also, there were some recent changes to State law regarding Measure Z, which is the ban on fracking, this change would allow local jurisdictions the ability to adopt sub changes, and that will be going before the Board at a later date.

ADJOURNMENT

The meeting was adjourned by Chair Gonzalez at 12:03 p.m.