

County of Monterey

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



Meeting Minutes - Draft

Wednesday, February 28, 2024

9:00 AM

Monterey County Planning Commission

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Diehl at 9:02 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Gonzalez.

ROLL CALL

Present:

Christine Shaw

Paul C. Getzelman

Ben Work

Ernesto G. Gonzalez

Francisco Javier Mendoza

Martha Diehl

Amy Roberts

Etna Monsalve

Katharine Daniels

Ramon Gomez arrived at 9:04 a.m.

Secretary Beretti reviewed the Zoom protocols

PUBLIC COMMENTS

Margie Kay

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk, Melissa McDougal informed the Planning Commission of additional correspondence received and distributed for Agenda Item No. 1 – PLN220352 – Ma Chun-Tao & Ning Zhang Trs, Agenda Item No. 2 – PLN210098 – Coconut Oak LLC. and Agenda Item No. 3 – PLN230138. – Van Ess Properties LLC.

COMMISSIONER COMMENTS & REQUESTS

Commissioner Shaw requested information on how the public can view the Planning Commission meetings other than through the Zoom platform.

Commissioner Gomez requested information in relation to ADU's in Castroville area.

Commissioner Shaw requested an update on the Pajaro Community Plan update.

9:00 A.M. – SCHEDULED MATTERS

1. PLN220352 - MA CHUN-TAO & NING ZHANG TRS

Public hearing to consider establishment of the transient use of a residential property (single family dwelling) for remuneration, commonly known as a short term rental.

Project Location: 26132 Carmel Knolls Drive, Carmel

Proposed CEQA action: Find the project categorically exempt pursuant to Section 15301, Existing Structures, of the CEQA Guidelines.

Anna Quenga requested a continuance of the hearing on this item to a date certain of March 27, 2024.

Applicant’s Representative: None

Public Comment: None

It was moved by Commissioner Mendoza, seconded by Commissioner Roberts and passed by the following vote to continue the hearing on this item to a date certain of March 27, 2024.

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

NOES: None

ABSENT: None

ABSTAIN: None

2. PLN210098 - COCONUT OAK LLC (FORMERLY LB HOMEBUYERS LLC)

Public hearing to consider establishment of the transient use of a residential property (two existing single family dwellings) for remuneration, commonly known as a short term rental.

Project Location: 27610 & 27612 Schulte Road, Carmel Valley

Proposed CEQA action: Find the project Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

Anna Quenga requested a continuance of the hearing on this item to a date certain of March 27, 2024.

Applicant’s Representative: None

Public Comment: No name provided, Meredith Crowell, Laura with Land Watch

It was moved by Commissioner Gomez, seconded by Commissioner Mendoza and passed by the following vote to continue the hearing on this item to a date uncertain.

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

NOES: None

ABSENT: None

ABSTAIN: None

3. PLN230138 - VAN ESS PROPERTIES LLC

Continued from February 14, 2024 - public hearing to consider a lot line adjustment between two legal lots of record containing 6.37 acres, resulting in two parcels containing 3.39 acres [Adjusted Parcel A] and 2.98 acres [Adjusted Parcel B], and demolition of all structures on Parcel B.

Project Location: 182 and 179 Van Ess Way, Carmel, Carmel Area Land Use Plan.

Proposed CEQA Action: Find the project Categorical Exempt pursuant to CEQA Guidelines sections 15301(l), 15305(a), and no exceptions pursuant to Section 15300.2 can be made.

Fionna Jensen presented the item.

Applicant's Representative: Aengus Jeffers

Public Comment: None

The Commission recessed at 10:03 a.m. and returned at 10:25 a.m. All Commissioners present after break.

It was moved by Commissioner Gomez, seconded by Commissioner Daniels and passed by the following vote to find that the project qualifies as a Class 1 and Class 5 Categorical Exemption pursuant to CEQA Guidelines sections 15301(l) and 15305(a), and there are no exceptions pursuant to section 15300.2; and approve a Combined Development Permit consisting of a Coastal Administrative Permit to allow demolition of an existing single-family dwelling, garage and shed on Parcel B (APN: 241-311-037-000); and a Coastal Development Permit to allow a lot line adjustment between two legal lots of record consisting of Parcel A (APN: 241-311-036-000 – 3.24 acres) and Parcel B (APN: 241-311-037-000 – 3.13 acres), resulting in two parcels containing 3.39 acres (Adjusted Parcel A) and 2.98 acres (Adjusted Parcel B) with the recommended changes from Staff.

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

NOES: None

ABSENT: None

ABSTAIN: None

DEPARTMENT REPORT

Secretary Beretti informed the Commission that REF220044 – Regulations to Mitigated for Development on Farmlands went before the Board of Supervisors yesterday (2/27/24) and is returning to the Board of Supervisors on March 12, 2024.

ADJOURNMENT

The meeting was adjourned by Commissioner Diehl at 10:42 a.m.