

County of Monterey

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



Meeting Minutes - Draft

Wednesday, July 26, 2023

9:00 AM

Monterey County Planning Commission

Etna Monsalve, Chair

Martha Diehl, Vice Chair

Melanie Beretti, Secretary

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Monsalve at 9:03 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Work.

ROLL CALL

Present:

Christine Shaw

Martha Diehl

Amy Roberts

Etna Monsalve

Katherine Daniels

Paul Getzelman

Ben Work

Francisco Mendoza

Absent:

Ernesto Gonzalez

Ramon Gomez

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk, Sophia Magana, informed the Planning Commission of an errata memo from staff for Agenda Item No. 4, PLN220321 & PLN230193 SWC PARTNERS LLC.

COMMISSIONER COMMENTS AND REQUESTS

Commissioner Roberts thanked staff for correcting the link on the Housing and Community Development website to view project documents.

REFERRALS AND OTHER MATTERS

Commissioner Shaw, requested that referral item No. 1 to allow for at least one floor plan option to be elevated for residence within the flood plain area.

1. PLANNING COMMISSION REFERRALS

APPROVAL CONSENT CALENDAR

2. Approval of the March 8, 2023 and March 29, 2023 Planning Commission Meeting Minutes.

It was moved by Commissioner Diehl, seconded by Commissioner Getzelman and passed by the following vote to accept the March 8, 2023 and March 29,

2023 Planning Commission Meeting Minutes.

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

NOES: None

ABSENT: Gonzalez, Gomez

ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

3. PLN210344 - CAMARA JASON & MCMAHAN MICHEL

Public hearing to consider demolition of all existing structures (primary and secondary residence, barn, decks, and sheds) and construction/replacement of a 3,242 square foot single family dwelling with an attached 713 square foot garage, 1,617 square foot legal nonconforming second single family dwelling with an attached 607 square foot garage, 1,330 square foot detached barn, and associated site improvements including 1,383 square feet of decks, removal of 10 protected trees, and resurfacing of the driveway on slopes in excess of 25 percent.

Project Location: 540 Paseo Venado, Monterey, Greater Monterey Peninsula Area Plan, (Assessor's Parcel Number 103-041-003-000)

Proposed CEQA Action: Find the project Categorical Exemption pursuant to section 15302 and 15303 of the California Environmental Quality Act.

Fionna Jensen, Project Planner, presented the project.

Applicant's Representative: Hunter Eldridge

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Daniels and passed by the following vote to find that the project qualifies as a Class 2 and Class 3 Categorical Exemption pursuant to sections 15302 and 15303 of the CEQA Guidelines; and there are no exceptions pursuant to Section 15300.2; and an Approving a Combined Development Permit consisting of a Administrative Permit and Design Approval to allow demolition of an existing 2,294 square foot single family dwelling, 325 square foot barn, and 763 square feet of sheds, and construction of 3,242 square foot single family dwelling with an attached 713 square foot garage, a detached 1,330 square foot barn, and associated site improvements; a Use Permit and Design Approval to allow demolition of a legal nonconforming second dwelling unit and construction of a replacement 1,617 square foot second single family with the modification of Finding 1, Evidence H to include additional language regarding the nature of the second unit.

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

NOES: None

ABSENT: Gonzalez, Gomez

ABSTAIN: None

4. PLN220321 & PLN230193 - SWC PARTNERS LLC

Public hearing to consider allowing a Lot Line Adjustment between two legal lots of record and the construction of a new single family dwelling on the adjusted undeveloped parcel.

Project Location: 3296 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan (APNs: 008-455-021-000 & 008-455-022-000)

Proposed CEQA action: Find the project qualifies for both Class 5 and Class 3 Categorical Exemptions pursuant to CEQA Guidelines Article 19 Section 15305 and 15303, and there are no exceptions pursuant to Section 15300.2.

Zoe Zepp, Project Planner, presented the project.

Applicant's Representative: Aengus Jeffers

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Daniels and passed by the following vote to find that project (PLN230193) exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines, and no exceptions to the exemptions pursuant to section 15300.2 can be made; and Approving a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow construction a 1,764 square foot single family dwelling with a covered porch on an undeveloped lot; a Coastal Development Permit to allow the removal of one protected Coast live oak tree and one protected Monterey Cypress tree; and a Coastal Development Permit to allow development within 750 feet of a known archaeological resource and; find that project (PLN220321) exempt from CEQA pursuant to Section 15305, minor alterations to land use limitations, of the CEQA Guidelines, and no exceptions to the exemptions pursuant to section 15300.2 can be made; and an Approving a Coastal Development Permit to allow a Lot Line Adjustment between two legal lots of record, 2.18 acres (Parcel A) and 0.55 acre (Parcel B), resulting in two parcels of 0.69 acre (Adjusted Parcel A) and 2.04 acres (Adjusted Parcel B), respectively with an amendment to include language modifying condition number 5 to protect the resources on Parcel B, the Easement and any additional resources further inland.

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

NOES: None

ABSENT: Gonzalez, Gomez

ABSTAIN: None

DEPARTMENT REPORT

Secretary Spencer informed the Commission the Board of Supervisors approved the Bixby Rock LLC project. Two referrals will be brought back at the end of August, coordinating with Pajaro Regional Flood Management Agency on a presentation for the Pajaro community recovery planning effort. Also, bringing back revisions to the Planning Commission rules in August.

Commissioner Daniels would like an update on short term rental ordinance. Secretary Spencer informed the Commission there's been a meeting with consultants on budgetary items. It's expected to have the EIR ready for distribution this Fall followed by final EIR and future hearings.

ADJOURNMENT

The meeting was adjourned by Chair Monsalve at 10:12 a.m.

This page intentionally left blank