

County of Monterey

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



Meeting Minutes - Draft

Wednesday, May 28, 2025

9:00 AM

Para interpretación en español, haga clic aquí:

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

County of Monterey Planning Commission

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 Gonzales at 9:03 a.m.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Shaw.

ROLL CALL

Present:

Francisco Javier Mendoza

Ramon Gomez

Ernesto Gonzalez

Ben Work

Etna Monsalve (arrived at 9:10 a.m.)

Christine Shaw

Martha Diehl

Jessica Hartzell (arrived at 9:10 a.m.)

Amy Roberts (arrived at 9:05 a.m.)

Paul C. Getzelman

Secretary Beretti reviewed the Zoom Protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Navarro informed the Commission we received and distributed additional correspondence for Agenda Item No. 2 - PLN210061 - Johnson Hal W Jr & Allison H and Agenda Item No. 3 PLN240149 - Risdell Inc. And Quail Meadows Homeowners Association.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

9:00 A.M. – SCHEDULED MATTERS

1. PLN220251 - ARDUA 31 LLC

Continued from June 26, 2024 and August 14, 2024 - Public hearing to consider construction of a 5,412 square foot single-family dwelling with an attached 984 square foot garage and associated site improvements, including the removal of 56 Monterey pine trees and 595 cubic yards of cut and 415 cubic yards of fill.

Project Location: 1272 Viscaino Road, Pebble Beach

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to

CEQA Guidelines section 15303, and there are no exceptions pursuant to Guidelines section 15300.2.

Fionna Jensen project planner presented the item.

Agent: Angie Phares

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commission Hartzell and passed by the following vote to find the project Categorically Exempt from CEQA Guidelines pursuant to section 15303, and there are no exceptions pursuant to Section 15300.2 and approve a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow construction of a 5,412 square foot single-family dwelling with an attached 984 square foot garage and associated site improvements and a Coastal Development Permit to allow the removal of 56 Monterey pines.

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

NOES: None

ABSENT: None

ABSTAIN: None

2. PLN210061 - JOHNSON HAL W JR & ALLISON H

Continued from October 30, 2024 - Public hearing to consider allowing construction of a 3,525 square foot single-family residence, inclusive of a 244 square foot single-car garage and associated site improvements; approximately 3,095 square feet of development on slopes in excess of 30%, 500 square feet of which is for the residence and 2,611 for the associated site improvements; removal of four protected trees; development within 50 feet of a coastal bluff; and development within 750 feet of known archaeological resources. Site improvements include grading with approximately 700 cubic yards of cut and 390 cubic yards of fill, resulting in net cut of 310 cubic yards; driveway and flatwork; tiered retaining walls; an emergency fire access stairway; paving of the access road leading to the site; and utility improvements consisting of installation of a septic tank, centralized water quality treatment for Highway 1 Water Distribution System #12, and an approximately 400 lineal feet sewer line.

Project Location: 226 Highway 1, Carmel, Carmel Area Land Use Plan, Coastal Zone

Proposed CEQA action: Adopt a Mitigated Negative Declaration pursuant to section 15074 of the CEQA Guidelines and adopt a Mitigation Monitoring and Reporting Plan

Phil Angelo, project planner presented the item.

Applicant Representative: Anthony Lombardo

Public Comment: Matt Francois

It was moved by Commissioner Diehl, seconded by Commission Shaw and passed by the following vote to adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines approve a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow construction of: a, 3,525 square foot single-family residence, inclusive of a 244 square foot single-car garage; and associated site improvements, including 700 cubic yards of cut and 390 cubic yards of fill, resulting in net cut of 310 cubic yards; an auto-court, a patio area, an emergency fire access stairway, tiered retaining walls, paving the access road leading to the site, and utility improvements including a septic tank, centralized water quality treatment for Highway 1 Water Distribution System #12, and approximately 400 lineal feet of sewer line, a Coastal Development Permit to allow development within 50 feet of a coastal bluff, a Coastal Development Permit to allow removal of four trees, including three Monterey cypress and one Monterey pine, a Coastal Development Permit to allow 3,095 square feet of development on slopes in excess of 30%, a Coastal Development Permit to allow development within 750 feet of known archaeological resource and adopt a Condition of Approval and Mitigation Monitoring and Reporting Plan.

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

NOES: None

ABSENT: None

ABSTAIN: None

3. PLN240149 - RISDEL INC. AND QUAIL MEADOWS HOMEOWNERS ASSOCIATION

Public hearing to consider a Lot Line Adjustment between three lots of record - Parcel 1 (10 acres); Parcel 2 (2.5 acres), and Parcel 3 (181.42 acres), resulting in three parcels of 9.32 acres (Adjusted Parcel 1), 2.72 acres (Adjusted Parcel 2), and 181.88 acres (Adjusted Parcel 3), construction of a 3,500 square foot subterranean garage, development on slopes in excess of 25%, and the removal of five trees including four oaks and one Monterey pine.

Project Location: Quail Meadows Subdivision - 5477 and 5479 Covey Court, and a non-addressed parcel, Carmel Valley Master Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines sections 15303 and 15305, with no exceptions under Section 15300.2

Steve Mason, project planner presented the item.

Applicant Representative: Anthony Lombardo

Public Comment: None

The Commission recessed at 10:22 a.m. and returned at 10:34 a.m.

The Chair trailed the hearing on this item until after the conclusion of the Department Report.

4. PLN240113 - AGUILAR CARLOS & KIMBERLY TRS

Public hearing to consider the construction of an approximately 3,230 square foot single-family dwelling with an attached 530 square foot garage, and 1,164 square feet of new patios and walkways.

Project Location: 151 Robley Road, Salinas, Toro Area Plan.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Guidelines section 15300.2.

McKenna Bowling, project planner presented the item.

Owner: Carlos Aguilar

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Roberts and passed by the following vote to find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines sections 15303, and none of the exceptions pursuant to Section 15300.2 apply and approve a Use Permit and Design Approval to allow construction of an approximately 3,230 square foot single family dwelling with attached 530 square foot garage, and 1,164 square feet of patios and walkway, and associated site improvements.

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

NOES: None

ABSENT: None

ABSTAIN: None

OTHER MATTERS

None

DEPARTMENT REPORT

Secretary Beretti informed the Commission of the Harper Canyon item being continued to a date certain of June 17, 2025, from the May 20, 2025. Board of Supervisors meeting.

5. ADMINISTRATIVE INTERPRETATION - REPLACEMENT DEVELOPMENT IN A SITE PLAN REVIEW ZONING DISTRICT, DESIGN CONTROL ZONING DISTRICT, AND VISUAL SENSITIVITY ZONING DISTRICT

Fionna Jensen, project planner presented the item.

Commissioner Diehl requested that the Administrative Interpretation include fire rebuilds.

Public Comment: Christina McGinnis

The Commission received the interpretation.

The Commission recessed at 11:09 a.m. and returned at 11:13 a.m.

- 3. PLN240149 - RISDEL INC. AND QUAIL MEADOWS HOMEOWNERS ASSOCIATION**
Public hearing to consider a Lot Line Adjustment between three lots of record - Parcel 1 (10 acres); Parcel 2 (2.5 acres), and Parcel 3 (181.42 acres), resulting in three parcels of 9.32 acres (Adjusted Parcel 1), 2.72 acres (Adjusted Parcel 2), and 181.88 acres (Adjusted Parcel 3), construction of a 3,500 square foot subterranean garage, development on slopes in excess of 25%, and the removal of five trees including four oaks and one Monterey pine.
Project Location: Quail Meadows Subdivision - 5477 and 5479 Covey Court, and a non-addressed parcel, Carmel Valley Master Plan
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines sections 15303 and 15305, with no exceptions under Section 15300.2

Steve Mason, project planner presented the item.

Applicant Representative: Anthony Lombardo

Public Comment: None

It was moved by Commissioner Hartzell, seconded by Commission Roberts and passed by the following vote to find the project Categorically Exempt pursuant to CEQA Guidelines sections 15303 and 15305, and there are no exceptions pursuant to Guidelines section 15300.2 and approve a Combined Development Permit consisting of a Lot Line Adjustment between three lots of record: Parcel 1 (10 acres); Parcel 2 (2.5 acres), and Parcel 3 (181.42 acres), resulting in three parcels of 9.32 acres (Adjusted Parcel 1), 2.72 acres (Adjusted Parcel 2), and 181.88 acres (Adjusted Parcel 3), a Use Permit and Design Approval to allow construction of a 3,500 square foot garage, a Use Permit to allow development on slopes in excess of 25%, and a Use Permit to allow the removal of four Oaks.

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

NOES: None

ABSENT: None

ABSTAIN: None

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 11:16 a.m.