County of Monterey

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

Meeting Minutes - Draft

Wednesday, March 12, 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 Gonzales at 9:01 a.m.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Work.

ROLL CALL

Present:
Paul C. Getzelman
Francisco Javier Mendoza
Ramon Gomez
Jessica Hartzell
Ernesto Gonzalez
Ben Work
Amy Roberts
Martha Diehl arrived at 9:05 am

Absent:
Etna Monsalve
Christine Shaw

Secretary Beretti reviewed the Zoom Protocols and the Wordly Interpretation Services Protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk McDougal informed the Commission of additional correspondence, which was received and distributed for Agenda Item No. 3 – PLN240234 – Donovan.

COMMISSIONER COMMENTS AND REQUESTS

None

Secretary Beretti made an announcement regarding the recent scam where someone is posing as a County Official and emailing fake invoices to applicants.

APPROVAL OF CONSENT CALENDAR

1. **ACKNOWLEDGE THE RESIGNATION OF JOHN BORELLI FROM THE CARMEL HIGHLANDS LAND USE ADVISORY COMMITTEE.**

   Public Comment: None

   The Commission thanked John Borelli for his dedicated service as a member

of the Carmel Highlands Land Use Advisory Committee.

It was moved by Commissioner Diehl, seconded by Commissioner Mendoza and passed be the following vote acknowledging the resignation of John Borelli and to direct Staff to send a thank you letter on behalf of the Commission to Mr. Borelli.

AYES: Getzelman, Mendoza, Gomez, Diehl, Hartzell, Gonzalez, Roberts, Work
NOES: None
ABSENT: Monsalve, Shaw
ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

2. PLN210068-AMD2 - RECTOR WARDENS & VESTRYMEN OF ALL SAINTS PARISH (ALL SAINTS DAY SCHOOL)

Public hearing to consider a second Amendment to a previously approved Combined Development Permit (PLN210068), as amended by PLN210068-AMD1, which allowed modifications to All Saints Day School, including the construction of outdoor athletic facilities, outdoor learning areas, site improvements, and development within 200 feet of the Carmel River. This Amendment would allow the construction of a 4,745 square-foot field house to include two locker rooms, three classroom/multi-purpose rooms, storage, and a kitchenette.
Project Location: 8060 Carmel Valley Road, Carmel
Proposed CEQA action: Find the project Categorically Exempt per Section 15314 of the CEQA Guidelines.

Steve Mason, project planner presented the item.

Applicant Representative: Joel Panzer, Scott Fujita

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commission Gomez and passed by the following vote to find the project qualifies as a minor addition to a school, which is Categorically Exempt from CEQA per Section 15314 of the CEQA Guidelines and no exceptions pursuant to Section 15300.2 of the CEQA guidelines can be made and approve a second Amendment to a previously approved Combined Development Permit (PLN210068), as amended by PLN210068-AMD1, which allowed modifications to All Saints Day School, including the construction of outdoor athletic facilities, outdoor learning areas, site improvements, and development within 200 feet of the Carmel River, with modifications to Finding 1 Evidence b, Finding 4 Evidence b and the removal of Finding 4 Evidence c as well as non-substantive changes in the resolution.

AYES: Getzelman, Mendoza, Gomez, Diehl, Hartzell, Gonzalez, Roberts, Work
NOES: None
ABSENT: Monsalve, Shaw
ABSTAIN: None

3. PLN240234 - DONOVAN PAUL MARTIN & ELISA M E TRS

Public hearing to consider construction of a 3,111 square foot single-family dwelling with an attached 649 square foot garage, second story 500 square foot Junior Accessory Dwelling Unit, 477 square feet of covered porches and patios, and associated site improvements including the removal of 33 protected trees and 4 dead or hazardous trees.

Project Location: 2819 Congress Road, Pebble Beach, Greater Monterey Peninsula Area Plan
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

McKenna Bowling, project planner presented the item.

Applicant Representative: Bradley Green

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commission Work 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 Combined Development Permit consisting of a Use Permit to allow the removal of 33 protected trees and four dead or hazardous trees and a Design Approval to allow the construction of a 3,111 square foot single family dwelling with an attached 649 square foot garage, second story 500 square foot junior accessory dwelling unit, 477 square feet of porches and patios, and associated site improvements.

AYES: Getzelman, Mendoza, Gomez, Diehl, Hartzell, Gonzalez, Roberts, Work
NOES: None
ABSENT: Monsalve, Shaw
ABSTAIN: None

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

Consider Early Assessment of a proposed General Plan Amendment to modify Carmel Valley Master Plan Figure LU3 and Section District Map 21-16 to change the land use designation and zoning district of a portion of Parcel 1 (APN: 157-171-032-000) from Residential-Low Density 5-1 acres per unit [LDR/5-1] to Resource Conservation [RC] and Low Density Residential, Building Site, Visual Sensitivity, Residential Allocation Zoning, 20 foot height limit [LDR/B-6-VS-RAZ(20')] to Open Space, Design Control, Site Plan Review, Residential Zoning Allocation [O-D-S-RAZ], a portion of Parcel 2 (APN: 157-171-033-000) from LDR/5-1 to RC and LDR/B-6-D-RAZ to O-D-S-RAZ, and a portion of Parcel 3 (APN: 157-171-064-000) from RC to LDR/5-1 and O-D-S-RAZ to LDR/B-6-D-RAZ. The project also consists 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 containing 9.32 acres (Adjusted Parcel 1), 2.72 acres (Adjusted Parcel 2), 181.88 acres (Adjusted Parcel 3), construction of a 2,929 square foot garage, development on slopes in excess of 25%, and the removal of five protected trees.
Project Location: 5477 and 5479 Covey Court, Carmel
Proposed CEQA action: Find early assessment of the project Statutorily Exempt pursuant to CEQA Guidelines section 15262.

Steve Mason, project planner presented the item.

Applicant Representative: Tony Lombardo

The Commission recessed at 10:47 a.m. and returned at 10:55 a.m.

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Getzelman and passed by the following vote that the proposed may have potential to satisfy required findings for an amendment to the General Plan, but the Commission prefers an alternative pathway if feasible.

AYES: Getzelman, Mendoza, Gomez, Diehl, Hartzell, Gonzalez, Roberts, Work
NOES: None
ABSENT: Monsalve, Shaw
ABSTAIN: None

REFERRALS

5. REFERRAL 22.7 - PAJARO RIVER LEVEE IMPROVEMENTS AND RECOVERY EFFORTS

a. Consider receiving an update from the Pajaro River Flood Management Agency regarding repair and improvements to the Pajaro River Levee;
b. Consider receiving an update from staff regarding the Pajaro Long-Term Recovery Planning.
c. Provide direction to staff.
Project Location: North County Inland Area (Pajaro Community)
Proposed CEQA action: Statutory Exemption pursuant to Section 15262 of the CEQA.

Edgar Sanchez project planner presented the item.

Public Comment: None

The Commission accepted the update.

DEPARTMENT REPORT

Secretary Beretti informed the Commission that the Board of Supervisors approved the Eden Housing project at the March 11th Board meeting and held a workshop on the Housing Element and provided direction to Staff. PLN160851-AMD2 - Morganrath is going before the Board of Supervisors on March 18, 2025.

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 11:23 a.m.