

**DRAFT
MONTEREY COUNTY PLANNING COMMISSION
WEDNESDAY, APRIL 29, 2015
MINUTES**

PLEDGE OF ALLEGIANCE - 9:00 A.M.

A. ROLL CALL

Present: Jay Brown, Keith Vandevere, Paul Getzelman, Don Rochester, Aurelio Salazar, Jr,
Amy Roberts, Jose Mendez, Martha Diehl (Chair), and Cosme Padilla.
Absent Luther Hert

B. PUBLIC COMMENTS - None

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS - None

Secretary Novo described the documents and comment letters distributed on the dais.

D. APPROVAL OF MINUTES: January 28, February 11, February 25, and March 11, 2015

It was moved by Commissioner Vandevere, seconded by Commissioner Salazar, and passed by the following vote to approve the minutes of **January 28, 2015**:

AYES: Vandevere, Getzelman, Rochester, Salazar, Roberts, Diehl, Padilla, Brown,
Mendez
NOES: None
ABSENT: Hert
ABSTAIN: None

It was moved by Commissioner Padilla, seconded by Commissioner Vandevere, and passed by the following vote to approve the minutes of **February 11, 2015**:

AYES: Vandevere, Rochester, Roberts, Diehl, Padilla, Mendez
NOES: None
ABSENT: Hert
ABSTAIN: Brown, Getzelman, Salazar

It was moved by Commissioner Vandevere, seconded by Commissioner Getzelman, and passed by the following vote to approve the minutes of **February 25, 2015**:

AYES: Brown, Vandevere, Getzelman, Rochester, Salazar, Mendez, Roberts, Diehl,
Padilla
NOES: None
ABSENT: Hert
ABSTAIN: None

The minutes of **March 11, 2015** were tabled to enable correction, as errors were noted.

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS - None

F. SCHEDULED ITEMS

1. MARINA-SALINAS MULTIMODAL CORRIDOR PLAN - TRANSPORTATION AGENCY OF MONTEREY COUNTY (TAMC) PRESENTATION – REF150027

Project Presenters: Ariana Green, Transportation Agency of Monterey County/Carl Holm, Acting Director, Resource Management Agency. **Project Description:** Receive an update from the Transportation Agency for Monterey County (TAMC) on the Marina-Salinas Multimodal Corridor Plan and recommend a preferred corridor alignment for consideration by the Board of Supervisors.

Resource Management Agency Acting Director Carl Holm introduced Deputy Director Todd Muck of the Transportation Agency of Monterey County (TAMC). Todd Muck of TAMC presented the project.

Public Comment: None

The Planning Commissioners provided suggestions to TAMC related to aspects of the proposal. No action by the Planning Commission was taken.

Break 10:15 a.m. - Reconvene 10:30 a.m.

2. AMARAL LUIS J/ASHLEY S - PLN150038

Project Planner: Daniel Lister. **Project Location:** 25701 Box Canyon Lane, Salinas. **Assessor's Parcel No:** 161-552-034-000. **Permit Type:** Combined Development Permit. **Planning Area:** Toro. **Environmental Status:** Previously Certified Environmental Impact Report. **Project Description:** Combined Development Permit consisting of: 1) an Administrative Permit to allow the construction of a 2,921 square foot single family dwelling, a 625 square foot attached garage a 595 square foot guesthouse and associated grading (1,189 cubic yards cut and fill) within a Visual Sensitivity ("VS") Zoning Overlay District; 2) a Use Permit to allow the removal of nine trees; and 3) a Design Approval.

Project planner Daniel Lister presented the project and suggested changes to the resolution: modifying number 1 in the Decision section and modifying Condition 13.

Public Comment: Luis Vargas, applicant's representative.

It was moved by Commissioner Rochester, seconded by Commissioner Mendez, and passed by the following vote to approve the project with staff's recommended changes:

AYES: Brown, Vandevere, Getzelman, Rochester, Salazar, Roberts, Diehl, Padilla,
Mendez

NOES: None

ABSENT: Hert
ABSTAIN: None

3. **DUFLOCK MELISSA TR - PLN140891 (PROJECT WITHDRAWN)**
Project Planner: Daniel Lister. **Project Location:** 71803 New Pleyto Rd, Bradley.
Assessor's Parcel No(s): 423-071-085-000, 424-061-020-000 and 424-061-021-000.
Permit Type: Use Permit. **Planning Area:** South County. **Environmental Status:** Categorical Exemption. **Project Description:** Use Permit for development on slopes greater than 25% for the construction of a 2.6 acre vineyard irrigation pond to retain a volume of 10 acre-feet of water (approximately 15' maximum depth). Grading of approximately 29,890 cubic yards of cut and 16,510 cubic yards of fill.

Staff announced that the applicant withdrew the project. No action was needed by the Planning Commission.

4. **ALEXANDER CHARLES D/MURAKAMI PAMELA S - PLN140857**
Project Planner: Grace Bogdan. **Project Location:** 8170 N Prunedale Rd, Salinas.
Assessor's Parcel No: 129-041-011-000. **Permit Type:** Use Permit. **Planning Area:** North County Area Plan. **Environmental Status:** Categorical Exemption. **Project Description:** Use Permit to allow the removal of 6 Coast Live Oak trees for the development of a new 2,427 square foot single family dwelling with a 1,120 square foot detached art studio and a 157 square foot kiln.

Project planner Grace Bogdan presented the project and an errata memo, and orally corrected the parcel number in Conditions 1 and 2.

Public Comment: Charles Alexander, applicant.

It was moved by Commissioner Rochester, seconded by Commissioner Brown, and passed by the following vote to approve the project with staff's recommended changes:

AYES: Brown, Vandevere, Getzleman, Rochester, Salazar, Roberts, Diehl, Padilla,
Mendez
NOES: None
ABSENT: Hert
ABSTAIN: None

5. **PORTER ESTATE COMPANY BRADLEY RANCH INC - PLN140395**
Project Planner: Grace Bogdan. **Project Location:** 72327 Jolon Rd, Bradley.
Assessor's Parcel No: 424-081-082-000. **Permit Type:** Temporary Use Permit.
Planning Area: South County. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** Temporary Use Permit to allow production testing and the exploration for oil and gas using an existing well (Bradley Well 2-2).
Recommended Action: Adopt Mitigated Negative Declaration with the Mitigation Monitoring Reporting Plan and Approve Project

Project planner Grace Bogdan presented the project and an errata memorandum and correspondence. Staff also distributed a letter just received from the Center for Biological Diversity and addressed issues raised in that letter.

Public Comment: Steve Rowley, applicant's representative.

It was moved by Commissioner Rochester, seconded by Commissioner Getzelman, and passed by the following vote to adopt the Mitigated Negative Declaration, approve the project with staff's recommended changes, and adopt the Mitigation Monitoring and Reporting Program:

AYES: Brown, Getzelman, Rochester, Roberts, Padilla
NOES: Vandever, Salazar, Diehl, Mendez
ABSENT: Hert
ABSTAIN: None

6. CODE ENFORCEMENT PRESENTATION - Oral presentation by Code Enforcement Manager Tim Burns regarding Code Enforcement Activities

Tim Burns introduced himself to the Planning Commission and gave a presentation of the Code Enforcement Department duties and activities.

G. OTHER MATTERS: APPOINTMENTS - CASTROVILLE LAND USE ADVISORY COMMITTEE:

Diane Jimenez Adriana Melgoza Richard Coffelt
Ronald J. Stefani Paul Cortopassi

It was moved by Commissioner Padilla, seconded by Commissioner Rochester, and passed by the following vote to appoint the persons listed to the Castroville Land Use Advisory Committee:

AYES: Brown, Vandever, Getzelman, Rochester, Salazar, Roberts, Diehl, Padilla, Mendez
NOES: None
ABSENT: Hert
ABSTAIN: None

H. DEPARTMENT REPORT

Secretary Novo introduced Brandon Swanson, a new Management Analyst for RMA. Brandon introduced himself and provided a brief description of what his duties will be in the department. Secretary Novo also stated that when tree permits require tree replacement, staff is now requiring that replanting be done in the fall or winter, rather than within 60 days, as a result of the drought conditions and governor's executive orders.

Secretary Novo discussed Board Items

- ✚ General Plan Amendments - Board adopted Resolution of Intent to deny but directed staff to try to continue discussion with the two litigants.
- ✚ Consolidated both North County Coastal and Non-Coastal Land Use Advisory Committees
- ✚ Archaeological resources ordinance, including tribal consultation, was adopted April 28, 2015

Senior Deputy County Counsel Strimling announced that County Counsel Charles McKee and she will conduct Brown Act training on May 20, 2015 at 1:00 p.m. in the Board Chambers

Secretary Novo requested the commissioners bring their iPads to the next hearing for training and discussion.

I. ADJOURNMENT - 12:04 p.m.

Date Adopted:

ATTEST

Mike Novo, Secretary

MN/ca

DRAFT