

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
JANUARY 9, 2008
MINUTES**

The Planning Commission met at 9:00 a.m., in the Board of Supervisors Chambers of the Courthouse, 168 West Alisal Street, Salinas, California.

A. ROLL CALL

Present: Miguel Errea, Jay Brown, Cosme Padilla, Nancy Isakson, Matthew Ottone, Keith Vandevere, Martha Diehl, Juan Sanchez, Don Rochester (Chairman)

Absent: Aurelio Salazar (Vice Chairman)

B. COMMENT PERIOD

PUBLIC - Brian Finegan introduced a new associate in his office.

COMMISSION - Commissioner Vandevere recognized the passing of Charity Crane from the Cachagua area. Commissioner Sanchez commends staff for their hard work putting together the Commission packets.

C. APPROVAL OF MINUTES – December 12, 2007

It was moved by Commissioner Errea, seconded by Commissioner Vandevere and carried by the following vote to approve the minutes for December 12, 2007.

AYES: Errea, Brown, Padilla, Isakson, Ottone, Vandevere, Diehl, Sanchez, Rochester
NOES: None
ABSENT: Salazar

D. SCHEDULED ITEMS

1. HIGHWAY 1 SAFETY IMPROVEMENT –BIG SUR

COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) A COASTAL DEVELOPMENT PERMIT TO ALLOW SAFETY IMPROVEMENTS AT THE ENTRANCE TO PFEIFFER BIG SUR STATE PARK; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF SEVEN TREES; INCLUDING FIVE REDWOOD, ONE WHITE ALDER, AND ON BAY LAUREL; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITH 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT (ESHA); 4) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN THE BIG SURE CRITICAL VIEWSHED; AND 5) A DESIGN APPROVAL

Joe Sidor, Project Planner, made the staff presentation, including recommending a correction to Condition 2 and the deletion of Condition 4.

Applicants: Brandy Reiner, Caltrans; Ken Gray, State Parks Department.

Public Comment: None.

It was moved by Commissioner Diehl, seconded by Commissioner Errea and passed by the following vote to approve the project with the changes recommended by staff.

Ayes: Errea, Brown, Isakson, Ottone, Vandevere, Diehl, Sanchez, Rochester, Padilla
Noes: None
Absent: Salazar

2. STOLTZ RICHARD S & PATRICIA D

COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE RENOVATION OF A SINGLE FAMILY DWELLING TO ADD 2,550 SQUARE FEET, AND THE RENOVATION OF A DETACHED TWO-CAR GARAGE; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 50 FEET OF A BLUFF; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN A POSITIVE ARCHAEOLOGICAL BUFFER ZONE; AND 4) A COSTAL WAIVER TO ALLOW THE REMOVAL OF ONE PLANTED MONTEREY CYPRESS.

Joe Sidor, Project Planner, made the staff presentation.

Applicants: Eric Miller, project representative, concurred with staff's recommendation.

Public Comment: Tony Lombardo.

It was moved by Commissioner Diehl, seconded by Commissioner Isakson and passed by the following vote to approve the project.

Ayes: Errea, Brown Isakson, Ottone, Vandevere, Diehl, Sanchez, Rochester, Padilla
Noes: None
Absent: Salazar

3. STATE OF CALIFORNIA PARKS DEPT. ANDREW MOLERA STATE PARK VEGETATION MANAGEMENT FOR FIRE CONTROL

COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF 50 ACRES OF COYOTE BRUSH (BACCHARIS PILULARIS) AND THE PRESCRIBED BURNING OF 363 ACRES OF NON-NATIVE GRASSES TO RESTORE THE COASTAL PRAIRIE PLAN COMMUNITY IN THE EASTERN PORTION OF ANDREW MOLERA STATE PARK; 2) A

COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN THE CRITICAL VIEWSHED; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES GREATER THAN 30%; 4) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT; AND 5) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON LAND WITH POSITIVE ARCHAEOLOGICAL REPORTS.

David Greene, Project Planner, made the staff presentation.

Applicant: State Parks, represented by Ken Gray.

Public Comment: Aengus L. Jeffers, representing owner of El Sur Ranch, requested addition of two conditions.

It was moved by Commissioner Padilla, seconded by Commissioner Errea and passed by the following vote to approve the project with the addition of new conditions 8 and 9.

Ayes: Errea, Brown, Isakson, Ottone, Vandevere, Diehl, Sanchez, Rochester, Padilla
Noes: None
Absent: Salazar

4. STAKING AND FLAGGING CRITERIA AMENDMENTS

RECOMMEND TO THE BOARD OF SUPERVISORS AN UPDATE OF THE STAKING AND FLAGGING CRITERIA TO ADD LANGUAGE FOR REMOVAL OF STAKING AND FLAGGING AFTER APPROVAL OR DURING PERIODS OF INACTION ON PROJECTS. David Greene, Project Planner, made the staff presentation.

Public Comment: Brian Foucht; Brian Finegan, Christy Cummings, Joel Panzer, Jan Mitchell.

It was moved by Commissioner Brown, seconded by Commissioner Isakson and passed by the following vote to direct staff to revise the proposal to focus revisions on maintenance and timely removal of flagging and other issues as necessary, taking into account comments received from the public, and to retain staff's discretion, prior to returning to the Planning Commission.

Ayes: Errea, Brown, Isakson, Ottone, Vandevere, Diehl, Sanchez, Rochester, Padilla
Noes: None
Absent: Salazar

5. 2007 GENERAL PLAN UPDATE REVIEW PROCESS AND LUAC OUTREACH

STAFF RECOMMENDS THAT THE PLANNING COMMISSION PROVIDE DIRECTION TO STAFF ON DISTRIBUTING GPU5 TO THE LAND USE ADVISORY COMMITTEE, AGRICULTURAL ADVISORY COMMITTEE, AND/OR THE HOUSING ADVISORY COMMITTEE.

Carl Holm, Assistant Director, made the staff presentation.

Public Comment: None.

It was moved by Commissioner Diehl, seconded by Commissioner Brown and passed by the following vote not to create an additional Land Use Advisory Committee process until after the General Plan has been adopted, as previously recommended.

Ayes: Errea, Brown, Isakson, Ottone, Vandevere, Diehl, Sanchez, Rochester, Padilla
Noes: None
Absent: Salazar

6. PC NOMINATING COMMITTEE

Chairman Rochester appointed a committee of Commissioners Errea and Isakson, with Chairman Rochester serving as an ex-officio member. A vote will be held in February to appoint a new Chair and Vice Chair.

E. OTHER MATTERS: SPRECKELS NDRC – Resignation: Barbara Tempalski

F. DEPARTMENT REPORT

Mike Novo made some brief comments.

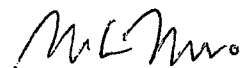
G. COMMISSION REFERRALS

Commissioner Brown requested that the new South County LUAC boundaries be brought to the Board of Supervisors as soon as possible and also reported on a meeting with the Commander for Fort Hunter Liggett.

H. ADJOURNMENT

11:50 a.m.

ATTEST



MIKE NOVO, SECRETARY