

FINAL
MONTEREY COUNTY PLANNING COMMISSION
FEBRUARY 13, 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: Steve Pessagno, Cosme Padilla, Matthew Ottone, Don Rochester (Chairman), Juan Sanchez, Keith Vandevere, Jay Brown, Aurelio Salazar (Vice Chairman), Martha Diehl
Absent: Nancy Isakson

Secretary Novo welcomed new Commissioner Steve Pessagno, who is replacing Miguel Errea.

B. COMMENT PERIOD:

PUBLIC – Darlene Dunham presented a certificate of appreciation to outgoing Commissioner Errea. Errea thanked the Planning Commission and outlined his 15 years of service.

COMMISSION – Commissioners Sanchez, Diehl, Brown, Vandevere, Rochester, Salazar, Padilla, Secretary Novo and Counsel Strimling all expressed their appreciation and high praise to Miguel Errea. The Commissioners and staff also expressed their condolences for former Commissioner John Wilmot's family upon Commissioner Wilmot's recent death and related memories of working with Commissioner Wilmot.

C. APPROVAL OF MINUTES – January 9, 2008 – moved to the next meeting, as the minutes had not been distributed to the Commission.

D. SCHEDULED ITEMS

1. PC CHAIR AND VICE CHAIR (PD070805)

The Nominating Committee nominated Commissioner Salazar as Chair and Commissioner Brown as Vice Chair. Commissioners Diehl and Padilla asked for the basis of the change from the practice of choosing the Vice Chair by seniority among those who have not yet served in that position. Former Commissioner Errea, who had been a member of the Nominating Committee, relayed that the Nominating Committee nominated Commissioner Brown for Vice Chair and Commissioner Salazar for Chair, explaining that South County had not had a Chair in many years. Discussion ensued.

It was moved by Commissioner Sanchez, seconded by Commissioner Padilla, and passed by the following vote to nominate Commissioner Vandevere for Vice Chair and Commissioner Salazar for Chair:

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

BREAK – 9:32 a.m. RECONVENE – 9:40 a.m.

2. KEIG DANIEL J (PLN070462)

CONTINUED FROM 1/30/08. AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT TO ALLOW A WELL ON THE SUBJECT PROPERTY WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT RATHER THAN CONNECTING TO AN EXISTING WELL ON A SEPARATE OFF-SITE WELL LOT. THE APPROVED PERMIT (PLN040023) CONSISTS OF: 1) A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE CONSTRUCTION OF A 4,386 SQUARE FOOT TWO-STORY SINGLE FAMILY RESIDENCE WITH AN ATTACHED GARAGE/BASEMENT, DRIVEWAY, SEPTIC SYSTEM AND GRADING (1,500 CUBIC YARDS. CUT/FILL); 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES GREATER THAN 30%; AND 3) A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT. THE PROPERTY IS LOCATED AT 120 CREST ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 241-221-005-000), CARMEL HIGHLANDS AREA, COASTAL ZONE.

Project Planner Craig Spencer, asked for a continuance due to a noticing problem.

It was moved by Commissioner Sanchez, seconded by Commissioner Vandevere and passed by the following vote to continue this item to February 27, 2008.

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

Due to problems with the computer system, Item 6 was heard next on the agenda.

6. CHEVRON PIPE LINE COMPANY (PLN030507)

WORKSHOP ON A COMBINED DEVELOPMENT PERMIT TO ALLOW INSTALLATION AND OPERATION OF A 57.7 MILE, UNDERGROUND, 10.75 INCH DIAMETER HEATED OIL PIPELINE COMMENCING AT THE SAN ARDO OIL FIELD IN MONTEREY COUNTY AND TRAVERSING APPROXIMATELY 19 MILES EASTWARD TO THE FRESNO COUNTY LINE. THE PIPELINE WILL CONTINUE APPROXIMATELY 38 MILES INTO FRESNO COUNTY, TYING INTO AN EXISTING PIPELINE SOUTHEAST OF COALINGA AND EAST OF INTERSTATE HIGHWAY 5. THE ROUTE INCLUDES ABOUT 154 STREAM, DRAINAGE, OR WETLAND CROSSINGS, 18 PAVED ROAD CROSSINGS, THE SAN ANDREAS FAULT ZONE, AGRICULTURAL FIELDS AND INCLUDES ABOVE-GROUND FACILITIES IN MONTEREY COUNTY CONSISTING OF OIL STORAGE TANKS AND A PUMPING STATION. THE PROJECT IS FURTHER CLARIFIED AND DESCRIBED IN DETAIL IN THE DRAFT ENVIRONMENTAL IMPACT REPORT ON FILE WITH THE MONTEREY COUNTY PLANNING DEPARTMENT (PLN030507). THE COMPONENTS OF THE COMBINED DEVELOPMENT PERMIT INCLUDE: 1) A USE PERMIT TO CONSTRUCT, OPERATE, MAINTAIN, AND EVENTUALLY DECOMMISSION AN UNDERGROUND, HEATED CRUDE OIL PIPELINE AND ANCILLARY FACILITIES IN THE HEAVY INDUSTRIAL (HI), FARMLAND (F), PERMANENT GRAZING (PG), AND RESOURCE CONSERVATION (RC) ZONING DISTRICTS; 2) A USE PERMIT FOR DEVELOPMENT ON SLOPES IN EXCESS OF 30%; 3) A USE PERMIT FOR REMOVAL OF PROTECTED TREES; AND GRADING AS NECESSARY ALONG THE ENTIRE ROUTE. THE PIPELINE COMMENCES AT ASSESSOR'S PARCEL NUMBER 237-101-002-000 IN THE SAN ARDO AREA, SOUTH COUNTY AREA PLAN.

RMA Deputy Director Alana Knaster and Project Planner Taven Kinison Brown gave a brief introduction of the project using "Google Earth" in lieu of a field trip to the site.

Bruce Steubing, consultant and Taven Kinison Brown, Project Planner, presented the project.

The Planning Commissioners asked questions and requested that a field trip be arranged, as offered by staff.

Deputy County Counsel Strimling stated that a field trip would be noticed as a special meeting.

Public Comment: None

BREAK – 10:38 A.M. RECONVENED – 10:47 a.m.

3. AMENDMENTS TO CHAPTER 20.58 (PLN060514)

AMENDMENTS TO CHAPTER 20.58 (COASTAL) AND CHAPTER 21.58 (NON-COASTAL) OF THE MONTEREY COUNTY CODE (REGULATIONS FOR PARKING) TO ELIMINATE THE COVERED PARKING REQUIREMENT FOR NEW DEVELOPMENTS IN RESIDENTIAL ZONING DISTRICTS OTHER THAN HIGH DENSITY RESIDENTIAL (HDR) AND MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICTS (COUNTY-WIDE).

Bob Schubert, Project Planner, presented the ordinance amendments and distributed a correction to Attachment 1 (proposed amendment to section 20.58.050.F) to the resolution.

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Vandevere and passed by the following vote to recommend that the Board of Supervisors take the following actions to eliminate the covered parking requirement for new residential developments in residential zoning districts other than High Density Residential (HDR) and Medium Density Residential (MDR): 1) adopt the Initial Study/Negative Declaration with Errata 2) approve a resolution of intent to adopt an ordinance (as corrected by staff) to amend Section 20.58.050.F (Coastal) of the Monterey County Code and submit the amendment to the Coastal Commission for certification; and 3) adopt an ordinance to amend Section 21.58.050.F (Non-Coastal) of the Monterey County Code.

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

Agenda Item E was heard taken out of order.

E. OTHER MATTERS

Carmel Valley LUAC – It was moved by Commissioner Vandevere, seconded by Commissioner Diehl and passed by the following vote to **reappoint John Anzini**.

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

Chualar Canyon NDRC – It was moved by Commissioner Brown, seconded by Commissioner Rochester and passed by the following vote to **reappoint Yvonne Beadell**.

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

Greater Monterey Peninsula LUAC – It was moved by Commissioner Vandevere, seconded by Commissioner Diehl and passed by the follow vote to **appoint Ron DeHoff**.

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

North County Non-Coastal LUAC – It was moved by Commissioner Padilla, seconded by Commissioner Rochester and passed by the following vote to **reappoint Emily Tafoya**.

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

North County Non-Coastal LUAC – It was moved by Commissioner Padilla, seconded by Commissioner Rochester and passed by the following vote to **reappoint D.L. Grier**.

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

North County Non-Coastal LUAC – It was moved by Commissioner Rochester, seconded by Commissioner Padilla and passed by the following vote to **appoint Shandell Brunk**.

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

Spreckels NDRC – It was moved by Commissioner Brown, seconded by Commissioner Diehl and passed by the following vote to **reappoint Lochlan McVicar**.

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

South Coast LUAC – It was moved by Commissioner Diehl, seconded by Commissioner Vandevere and passed by the following vote to **reappoint Robert Willett**.

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

The following resignations were noted:

Carmel Unincorporated/Carmel Highlands LUAC –resignation of Al Weber.

Del Monte Forest LUAC – resignation of Ted Hunter.

4. STEINY DOUGLAS & LISA (PLN060638)

CONTINUED FROM 1/30/08. GENERAL DEVELOPMENT PLAN AND COMBINED DEVELOPMENT PERMIT CONSISTING OF (1) AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW ONE 5,135 SQUARE FOOT COMMERCIAL RETAIL BUILDING (BUILDING A) WITH A 1,558 SQUARE FOOT WALKING DECK AND A 2,365 SQUARE FOOT COMMERCIAL RETAIL BUILDING (BUILDING B) WITH A 289 SQUARE FOOT WALKING DECK ; (2) A USE PERMIT AND DESIGN APPROVAL TO ALLOW FOUR MIXED USE COMMERCIAL AND RESIDENTIAL BUILDINGS (BUILDINGS C THROUGH F) WITHIN A COMMERCIAL DISTRICT; AND A (3) USE PERMIT TO ALLOW THE REMOVAL OF 17 PROTECTED OAK TREES. THE PROPERTY IS LOCATED AT 25 WEST CARMEL VALLEY ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBERS 187-433-017-000 AND 187-433-018-000), AT THE EASTERN CORNER OF THE INTERSECTION OF CARMEL VALLEY ROAD AND DEL FINO PLACE, CARMEL VALLEY MASTER PLAN AREA.

Project Planner Anna Quenga presented the item and proposed changes to various findings and conditions.. Tom Moss, Water Resources Agency, told the Commission that a new drainage plan was submitted that morning. Changes and additions to the report were discussed. Staff recommended approval of the project with the modified findings and conditions.

Anthony Lombardo, representative, discussed the drainage plans and the traffic circulation plan.

Public Comment: Peter Cokely, Tim Shearer, letter from Tom Ewen, Carolyn Stone and Marge Ingram Viales.

It was moved by Commissioner Vandevere, seconded by Commissioner Diehl and passed by the following vote to adopt the Mitigated Negative Declaration with Mitigation Monitoring Plan and approve the project with changes and additions as discussed.

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

5. AMARAL RANCHES ET AL (PLN070444)

CONTINUED FROM JANUARY 30, 2008. THREE YEAR EXTENSION REQUEST FOR THE PREVIOUSLY APPROVED MORISOLI STANDARD SUBDIVISION (PLN020016). THE APPROVED PROJECT INCLUDES A GENERAL PLAN AMENDMENT, ZONING RE-CLASSIFICATION, VESTING TENTATIVE MAP FOR THE SUBDIVISION OF 402 ACRES INTO 319 RESIDENTIAL LOTS INCLUDING 48 INCLUSIONARY HOUSING UNITS, USE PERMIT FOR DEVELOPMENT ON SLOPES GREATER THAN 30%, USE PERMIT FOR TREE REMOVAL AND USE PERMIT FOR EXPANSION OF AN EXISTING SEWAGE TREATMENT FACILITY. THE PROPERTY IS LOCATED AT PINE CANYON ROAD AND JOLON ROAD, APPROXIMATELY TWO MILES WEST OF KING CITY (ASSESSOR'S PARCEL NUMBERS 221-121-021-000, 221-121-025-000, 221-155-013-000, 221-161-017-000, 420-063-044-000, 420-063-045-000, 420-063-046-000, 420-063-054-000 AND 420-063-055-000), KING CITY AREA, CENTRAL SALINAS VALLEY AREA.

Project Planner Luis Osorio gave an overview of the extension request.

Sheri Damon, representative, discussed the need for the extension.

Chad Alinio, Public Works, provided information regarding the access on Pettit Road.

Counsel advised the Commission concerning amending conditions.

Commissioner Ottone excused himself and left at 11:45 a.m.

It was moved by Commissioner Brown, seconded by Commissioner Rochester and passed by the following vote to consider the previously certified EIR and approve the three year extension request for the previously approved Morisoli-Amaral Standard Subdivision Vesting Tentative Map(PLN020016).

AYES: Brown, Rochester, Sanchez, Salazar,
NOES: Diehl, Vandever
ABSENT: Ottone, Isakson
ABSTAIN: Pessagno, Padilla

E. OTHER MATTERS

Commissioner Salazar proposed a new agenda format. Counsel advised that more research will need to be done before changes are made to the agenda format. Salazar will meet with staff about the agenda.

Commissioner Diehl congratulated Salazar on taking an active role in making changes to the agenda.

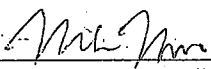
F. DEPARTMENT REPORT – Secretary Novo stated that the Board of Supervisors asked County Counsel to look into amending the County Code to align Planning Commission terms of office with the Board member terms of office.

G. COMMISSION REFERRALS – Secretary Novo went over the referrals.

For the Chevron field trip, Alana Knaster offered February 25th and the week of March 17th as possible dates for a field trip to the San Ardo oil fields. Three sites will be covered in the field trip and lunch will be provided.

ADJOURNMENT – 11:59 a.m. The meeting was adjourned in memory of **John Wilmot**.

ATTEST


MIKE NOVO, SECRETARY

MN:kb/ca