

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
FEBRUARY 11, 2009
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.

I. ROLL CALL

Present: Jay Brown, Martha Diehl, Don Rochester, Aurelio Salazar, Jr. (Chair), Nancy Isakson, Juan Sanchez, Steve Pessagno, Keith Vandevere (Vice Chair), Mathew Ottone
Absent: Cosme Padilla

II. PUBLIC COMMENT: NONE

III. APPROVAL OF MINUTES – NONE

IV. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS – The file number on Agenda Item VI.5, Monterey County Voluntary Oak Woodlands Conservation Plan, was corrected to PD061171.

V. COMMISSIONER COMMENTS, REQUESTS & REFERRALS – NONE.

VI. ACTION ITEMS

1. PC CHAIR AND VICE CHAIR

Commissioner Rochester stated that the Nominating Committee nominated Keith Vandevere as Chair and Jay Brown as Vice Chair.

Public Comment: None

It was moved by Commissioner Rochester, seconded by Commissioner Isakson and passed by the following vote to elect Keith Vandevere as Planning Commission Chair, and Jay Brown as Planning Commission Vice Chair, for calendar year 2008.

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

The Planning Commission took a break from 9:15 to 9:20 a.m.

Chair Vandevere explained how he would chair the meetings.

2. SHOOK STEVE WAYNE ET AL (PLN070391)

CONTINUED FROM 1/28/09. COMBINED DEVELOPMENT PERMIT INCLUDING: (1) A GENERAL DEVELOPMENT PLAN, ASSOCIATED WITH: (A) INDUSTRIAL COMMERCIAL USES EXCEPT FOR AUTO REPAIR, AND (B) INCLUSION OF TRADESMEN'S SHOPS AND OTHER LIGHT COMMERCIAL USES. THE GENERAL DEVELOPMENT PLAN IS FOR TWO BUILDINGS, PROVIDING A TOTAL 37,680 SQUARE FEET (BUILDING A: 21,280 SQUARE FEET; BUILDING B: 16,640 SQUARE FEET). GRADING IS APPROXIMATELY 132 CUBIC YARDS CUT AND 6,890 CUBIC YARDS FILL, ON A 2.23

ACRE SITE. THE PROPERTY IS LOCATED AT 2 SPRECKELS LANE, SALINAS (ASSESSOR'S PARCEL NUMBER 207-053-006-000), GREATER SALINAS AREA PLAN.

Planner Melody Gillete presented the project, explaining changes to the recommended conditions and explaining that a memorandum from Environmental Health modifying their recommended conditions was distributed to the Planning Commission.

The Commission asked questions regarding the list of uses, outcome-based conditions, septic and water limitations, aesthetic concerns, and questions related to the conditions recommended by staff.

Planner Gillette, Planning Manager Taven Kinison Brown and Environmental Health's Janna Faulk answered the questions.

Howie Hugo, owner, stated that the conditions were reasonable.

Public Comment: None.

It was moved by Commissioner Isakson and seconded by Commissioner Brown to adopt the Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program and approve the Combined Development Permit, including the changes to the conditions as discussed by the Commission and staff.

The Commission then discussed the traffic fee. Mr. Hugo stated that applicant would prefer phasing payment of the fee.

The Planning Commission took a break from 10:10 to 10:23 a.m. for staff to research and resolves this phasing issue

Deputy County Counsel Strimling explained what the traffic fee ordinance allows. Chad Alinio, Public Works, also explained the ordinance requirements. The Motion was amended by Commissioner Isakson, with the concurrence of Commission Brown, to also delete condition 20 and modify condition 31. The motion passed by the following vote:

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

3. BLACKIE ROAD SAFETY IMPROVEMENT (PLN080273)

CONTINUED FROM 1/14/09. COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF APPROXIMATELY 47,293 SQUARE FEET OF PAVED SHOULDERS AND DRAINAGE IMPROVEMENTS TO BLACKIE ROAD; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF 19 TREES (14 EUCALYPTUS AND 5 OAK); AND GRADING CONSISTING OF APPROXIMATELY 950 CUBIC YARDS OF CUT AND 4,965 CUBIC YARDS OF FILL. THE PROJECT SITE IS AN APPROXIMATELY .75 MILE SEGMENT OF BLACKIE ROAD COUNTY RIGHT-OF-WAY LOCATED BETWEEN MILEPOSTS MARKERS 3.25 AND 4.00 (ASSESSOR'S PARCEL NUMBER 000-000-000-000), BETWEEN THE COMMUNITY OF CASTROVILLE AND HIGHWAY 101, NORTH COUNTY COASTAL LAND USE PLAN, COASTAL ZONE.

Staff requested a continuance to a date uncertain.

Public Comment: None.

It was moved by Commissioner Rochester, seconded by Commissioner Salazar and passed by the following vote to continue this item to a date uncertain.

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

4. ROBERT LOUIS STEVENSON SCHOOL

STEVENSON SCHOOL EXPANSION AND REMODEL, PLN080375. THE PROJECT CONSISTS OF: 1) A GENERAL DEVELOPMENT PLAN TO ALLOW THE ADDITION OF 4,343 SQUARE FEET TO THE EXISTING DOUGLAS HALL ADMINISTRATION BUILDING WITH DETACHED GARAGE; ADD 7,948 SQUARE FEET TO THE EXISTING CASCO DORMITORY; RELOCATE AND RECONFIGURE THE SCHOOL'S MAIN ENTRY OFF OF FOREST LAKE ROAD, AND RELOCATE PARKING AREAS FOR DOUGLAS HALL AND CASCO DORMITORY; INSTALL 4 TEMPORARY MODULAR UNITS TO BE UTILIZED AS OFFICES AND 42 TEMPORARY PARKING SPACES FOR ADMINISTRATION STAFF, RESIDENTS AND STUDENTS DURING CONSTRUCTION; ALLOW THE PROPOSED ADDITIONS TO AN EXISTING HISTORIC STRUCTURE (DOUGLAS HALL); 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF 23 MONTEREY PINES RANGING IN SIZE FROM 6 TO 24 INCHES IN DIAMETER; AND GRADING OF 2,200 CUBIC YARDS (1,900 CUBIC YARDS OF CUT AND 300 CUBIC YARDS OF FILL). THE PROPERTY IS LOCATED AT 3152 FOREST LAKE ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBERS 008-022-003-000, 008-022-020-000, 008-022-023-000), CENTRALLY LOCATED WITHIN THE PEBBLE BEACH AREA WITHIN THE DEL MONTE FOREST LAND USE PLAN AREA, COASTAL ZONE.

Planner Ramon Montano presented a request for a continuance to March 25, 2009 due to changes in the project description.

Public Comment: None.

It was moved by Commissioner Brown, seconded by Commissioner Pessagno and passed by the following vote to continue this item to March 25, 2009.

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

VII. ACTION/INFORMATION ITEMS

5. MONTEREY COUNTY VOLUNTARY OAK WOODLAND CONSERVATION PLAN

REVIEW THE MONTEREY COUNTY DRAFT VOLUNTARY OAK WOODLANDS STEWARDSHIP GUIDELINES THAT WILL BE CONSIDERED BY THE BOARD OF SUPERVISORS. AN OAK WOODLANDS MANAGEMENT PLAN WOULD ALLOW LANDOWNERS, NON-PROFIT ORGANIZATIONS AND LOCAL GOVERNMENT ENTITIES TO BE ELIGIBLE TO APPLY FOR FUNDS FROM THE STATE WILDLIFE CONSERVATION BOARD FOR THE PRESERVATION OF OAK WOODLANDS PRIMARILY THROUGH THE ESTABLISHMENT OF VOLUNTARY CONSERVATION EASEMENTS COUNTY-WIDE.

Planner Paula Bradley presented the draft Voluntary Oak Woodland Stewardship Guidelines. She explained that the draft plan was circulated to a wide range of interested parties. The Agricultural Advisory Committee

recommended that the plan move forward, but had concerns relating to defining 'harvesting,' the grazing regime discussion, and recommended staff contact the Air District relating to burn permits.

The Commissioners asked questions related to the plan and its attachments, the process, the purpose of the plan and the purpose of the attachments, and requested seeing the comments that have been submitted. The Commission also discussed providing more guidelines for homeowners, such as guidance for preservation and fire clearance.

Public Comment: Scott Hennessy, Jan Mitchell.

It was moved by Commissioner Brown to have the paper attached as Attachment B peer reviewed, provide more guidelines, have priorities ranked to minimize the loss of oak woodlands, clarify definitions, and provide a stakeholder process, then return to the Planning Commission. Commissioner Isakson seconded the motion.

Commissioner Isakson then made a substitute motion to amend Commissioner Brown's motion to provide clarity as to the use of the Attachments to the plan, develop a stakeholder's group as part of preparing an ordinance, ask Mr. Stromberg (author) if he wants a chance to review the concerns and modify his paper. The Substitute Motion died for lack of a second.

The original motion failed by the following vote:

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

It was moved by Commissioner Diehl, seconded by Commissioner Salazar and passed by the following vote to continue this item to March 25, 2009 and provide the Planning Commission with a compilation of comments received on the draft Guidelines.

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

The Commission recessed from 11:47 a.m. to 1:35 p.m. Commissioner Salazar did not return for the afternoon session.

6. GENERAL PLAN UPDATE 2007 (PLN070525)

Resource Management Agency Assistant Director Alana Knaster and Assistant Planning Director Carl Holm presented information related to changes to the General Plan resulting from errata and mitigation identified in the Draft Environmental Impact Report. Molly Erickson, speaking for the public, asked if it was a good time to comment. The Chair stated that they had not yet opened the public hearing.

Alana Knaster presented information related to the General Plan errata (including maps), the EIR, errata to the EIR, notices, and comment letters. Chair Vandevere asked that the plan changes be presented. Carl Holm presented the Land Use Element.

The Commission recessed from 2:05 p.m. to 2:32 p.m. to enable staff make copies of documents for the public.

Alana Knaster then presented Land Use Element changes.

Public Comment: Virginia Jameson, Tim Sanders (Carmel Valley Association), James Smith, Bill Caruthers, Margaret Robbins, Bob Perkins, Molly Erickson, Mike Caplin.

Commissioner Sanchez left at 3:00 p.m. Commissioner Pessagno left at 3:50 p.m.

The Commission wanted to ensure that the public had access to all the documents and discussed scheduling and the process for getting through the documents, including directing staff to clearly label and paginate the staff report exhibits and to ensure that the process was clear.

It was moved by Commissioner Isakson, seconded by Commissioner Brown and passed by the following vote to continue this item to February 25, 2009, with direction to staff to present the DEIR's proposed mitigation measures at the February 25 hearing.

AYES: Brown, Isakson, Diehl, Rochester, Ottone, Vandevere

NOES: None

ABSENT: Padilla, Salazar, Sanchez, Pessagno

VIII. OTHER MATTERS: None

IX. DEPARTMENT REPORT: None.

X. ADJOURNMENT: 4:00 p.m.

Date adopted: March 25, 2009

ATTEST:



MIKE NOVO, SECRETARY