

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
MARCH 25, 2009
MINUTES**

The Planning Commission met at 9:10 a.m. in the Board of Supervisors Chambers of the Courthouse, 168 West Alisal Street, Salinas, California.

A. ROLL CALL

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

B. PUBLIC COMMENT: None.

C. APPROVAL OF MINUTES – FEBRUARY 11, 2009

It was moved by Commissioner Isakson, seconded by Commissioner Rochester and passed by the following vote to approve the minutes for February 11, 2009.

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

D. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS: None.

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS: None.

F. ACTION ITEMS/INFORMATION ITEMS

1. PITKINS CURVE/RAIN ROCKS (PLN080218)

COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF A 525 FOOT LONG BRIDGE AT PITKINS CURVE AND A 240 FOOT LONG ROCK SHED AT RAIN ROCKS OVER HIGHWAY 1 FOR THE PURPOSE OF ROCK FALL PREVENTION; 2) A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT ON 30% SLOPE; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN THE CRITICAL VIEWSHED; 4) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITH THE POTENTIAL TO CAUSE A SIGNIFICANT ENVIRONMENTAL IMPACT; AND 5) A DESIGN APPROVAL. THE PROJECT IS LOCATED ON HIGHWAY 1 BETWEEN POST MILE 21.3 AND 21.6, NORTH OF LIMEKILN POINT, BIG SUR AREA, COASTAL ZONE.

Project Planner Craig Spencer made a presentation on the project and requested that the hearing be continued to April 8, 2009 as requested by Caltrans, the project applicant.

Public Comment: None.

It was moved by Commissioner Diehl, seconded by Commissioner Brown and passed by the following vote to continue the public hearing to April 8, 2009.

AYES: Brown, Diehl, Rochester, Isakson, Pessagno, Vandevere, Padilla
NOES: None

ABSENT: Ottone, Salazar, Sanchez

2. ROBERT LOUIS STEVENSON SCHOOL (PLN080375)

COMBINED DEVELOPMENT PERMIT CONSISTS OF: 1) A COASTAL DEVELOPMENT PERMIT, GENERAL DEVELOPMENT PLAN, AND DESIGN APPROVAL 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 THE SCHOOLS MAIN ENTRY OFF OF FOREST LAKE ROAD AND RELOCATING PARKING AREAS FOR DOUGLAS HALL AND CASCO DORMITORY; INSTALL UP TO 4 TEMPORARY MODULAR UNITS TO BE UTILIZED AS OFFICES AND DORMITORY ROOMS INCLUDING 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 29 INCHES IN DIAMETER; GRADING OF 2,200 CUBIC YARDS (1,900 CUBIC YARDS OF CUT AND 300 CUBIC YARDS OF FILL); 3) A COASTAL DEVELOPMENT PERMIT FOR DEMOLITION OF AN EXISTING DILAPIDATED STRUCTURE ON THE OPPOSITE SIDE OF FOREST LAKE ROAD FROM THE MAIN CAMPUS. THE STEVENSON SCHOOL 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, AND 008-031-002 CENTRALLY LOCATED WITHIN THE PEBBLE BEACH AREA WITHIN THE DEL MONTE FOREST LAND USE PLAN AREA, COASTAL ZONE

Project Planner Ramon Montano requested that the hearing be continued to April 8, 2009 to allow completion of the comment period on the recirculated Initial Study.

Public Comment: None.

It was moved by Commissioner Brown, seconded by Commissioner Isakson and passed by the following vote to continue the public hearing to April 8, 2009.

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

The Commission took a break from 9:23 to 9:35 a.m. Commissioner Ottone arrived at 9:30.

3. VOLUNTARY OAK WOODLANDS STEWARDSHIP GUIDELINES (PD061171)

THE GUIDELINES WILL SERVE AS THE "OAK WOODLANDS MANAGEMENT PLAN" THAT WOULD ALLOW LANDOWNERS, ORGANIZATIONS AND LOCAL GOVERNMENT BOND FUNDS FROM THE STATE WILDLIFE CONSERVATION BOARD. THE FUNDS ARE FOR THE PRESERVATION OF OAK WOODLANDS PRIMARILY THROUGH THE ESTABLISHMENT OF VOLUNTARY CONSERVATION EASEMENTS. COUNTY-WIDE.

Project Planner Paula Bradley requested a continuance to April 8, 2009 to finalize changes to the document.

The Commission asked what needed to be completed.

Public Comment: Jan Mitchell, representing the Prunedale Neighbors Group and the Prunedale Preservation Alliance.

It was moved by Commissioner Diehl, seconded by Commissioner Padilla and passed by the following vote to continue the public hearing to April 8, 2009.

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

NOES: None

ABSENT: Salazar, Sanchez

Commissioner Rochester left at approximately 9:40 a.m. The Commission took up the Department Report next, to await arrival of staff for the General Plan item.

H. DEPARTMENT REPORT: Secretary Novo provided the Planning Commission with a list of emergency permits that had been issued. He also provided a copy of the interpretations and policies listed on the public website so that the Planning Commission understands how the ordinances are being interpreted.

Commissioner Diehl again thanked staff from Environmental Health, Planning and Building Services departments for their extra efforts during the Big Sur fire and their proactive response setting up processes to deal with the fires and their aftermath.

Director Novo informed the Commission that funds for Commissioner training are available and stated that he prefers to respond to training requests in the next year on an ad hoc basis, depending on budget.

Commissioner Padilla stated that a conference he attended last year was useful and encouraged other Commissioners to attend these events.

The Commission resumed with agenda item G.4.

G.4. GENERAL PLAN 2007 (PLN070525)

CONTINUED FROM 2/25/09. CONTINUE PUBLIC HEARING ON THE 2007 DRAFT GENERAL PLAN TO RECEIVE A REPORT ON THE GENERAL PLAN PROCESS.

Assistant Planning Director Carl Holm presented the report and inquired whether the Commission wants to set up a subcommittee.

The Commission discussed whether a Planning Commission subcommittee should be formed and what tasks would be conducted by the subcommittee.

Commissioner Brown made a motion to establish a subcommittee.

Public Comment: Jan Mitchell, representing the Prunedale Neighbors Group and the Prunedale Preservation Alliance.

The Commission continued discussion on the process for consideration of the General Plan update. Carl Holm and Deputy Resource Management Agency Director Alana Knaster responded to questions. After this discussion, Commissioner Brown withdrew his motion.

It was moved by Commissioner Diehl, seconded by Commissioner Ottone and passed by the following vote to continue the public hearing to April 29, 2009 to receive staff's recommendation on the process, including whether staff recommends a subcommittee and the purpose and scope of any recommended subcommittee, and to have staff return with a written staff report.

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

5. VARIANCE WORKSHOP

DISCUSSION ON VARIANCE FINDINGS AND STAFF PROCEDURES.

Assistant Planning Director Carl Holm presented the workshop by providing the training that is provided to staff regarding the ordinance requirements for variances and how they are interpreted.

The Commission asked questions, commented that they appreciate when the staff reports lay out clear reasons based on the required variance findings and specifics of each particular case, discussed when there is need to revise ordinances rather than grant variances, and appreciated that variances allow flexibility.

Public Comment: Jan Mitchell.

G. OTHER MATTERS: None.

I. ADJOURNMENT: 11:10 a.m.

Date adopted: April 29, 2009

ATTEST:



MIKE NOVO, SECRETARY