

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
APRIL 8, 2009
MINUTES**

A. ROLL CALL

Present:	Jay Brown, Don Rochester Aurelio Salazar, Jr. Juan Sanchez Martha Diehl Keith Vandevere, Chair	Absent:	Steve Pessagno Nancy Isakson Cosme Padilla Matthew Ottone
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B. PUBLIC COMMENTS: None

C. APPROVAL OF MINUTES: None

D. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS: None

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS:

Commissioner Salazar stated that Commissioner Diehl has been recognized as one of the outstanding professors in the County by Readers of Monterey County Weekly.

Deputy County Counsel Strimling stated she will not be present during the afternoon but Deputy County Counsel Kay Reimann would be present in the event the meeting continues past noon.

F. SCHEDULED ITEMS

- 1. 9:00 a.m. - LOEST GARY E & LAURA A - PLN080522 PLANNING AREA: DEL MONTE FOREST AREA. PROJECT PLANNER: CRAIG SPENCER. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE DEMOLITION OF AN EXISTING 1,110 SQUARE FOOT SINGLE FAMILY DWELLING AND CONSTRUCTION OF A NEW 4,917 SQUARE FOOT, 2-STORY SINGLE FAMILY DWELLING INCLUDING A 476 SQUARE FOOT GARAGE ATTACHED BY A 255 SQUARE FOOT PORTE COCHERE AND APPROXIMATELY 750 CUBIC YARDS OF GRADING (500 CUBIC YARDS CUT/250 CUBIC YARDS FILL); 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES GREATER THAN 30%; AND 3) A DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 1508 BONIFACIO ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER: 008-341-014-000), DEL MONTE FOREST AREA, COASTAL ZONE.**

Project Planner Craig Spencer presented the project. Counsel asked to add the standard Indemnification Agreement condition to the project.

Chair Vandevere asked about the categorical exemption section, asking to use section 15303 rather than Section 15302.

Public Comment: Applicant's representative Chris Bouquet, architect at IDG, agreed to all conditions. Assistant Fire Chief Mark Mondragon, Pebble Beach Community Services District, discussed the need for the height in the Porte Cochere to be higher for a fire engine to have access.

Commissioners questioned the fire chief regarding the fire district's proposed conditions.

Counsel Strimling suggested trailing the item for staff, fire district, and applicant to discuss the conditions. The Commission unanimously agreed and trailed the item to be heard after Item #2.

2. 9:00 A.M. - PEBBLE BEACH COMPANY - PLN080493 PLANNING AREA: DEL MONTE FOREST AREA. PROJECT PLANNER: JOHN FORD. ENVIRONMENTAL STATUS: MITIGATED NEGATIVE DECLARATION PREPARED. PROJECT DESCRIPTION: A COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL DEVELOPMENT PERMIT TO ALLOW THE EXPANSION OF AN EXISTING DRIVING RANGE AND A COASTAL DEVELOPMENT PERMIT TO ALLOW REMOVAL OF 33 MONTEREY PINE TREES AND GRADING CONSISTING OF 1146 CUBIC YARDS OF CUT AND 20 CUBIC YARDS OF FILL. THE PROPERTY IS LOCATED AT 3250 STEVENSON DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-312-002-000) DEL MONTE FOREST AREA, COASTAL ZONE.

Project Planner John Ford presented the project. Staff suggested adding a new condition #14 specifying best management practices for air quality issues, revising finding #5 re: air quality, and changing the resolution approval date to April 8, 2009.

The Commissioners discussed how the conditions controlled the removal of invasive species and the need for a construction management plan. Staff directed Commissioners' attention to conditions #8 and #9.

Public Comment: Mark Stillwell, Vice-President, accepted the recommended conditions. Chair Vandevere asked applicant to outline plan to reduce invasive plants and asked for a condition regarding replacing the trees be added to the project. Staff read the language for the new condition #15.

It was moved by Commissioner Diehl, seconded by Commissioner Salazar and passed by the following vote to adopt the Mitigated Negative Declaration and Mitigation Monitoring and

Reporting Program and to approve the project subject to the findings and conditions, as modified during the hearing, including addition of Condition number 15, modification of condition 9, and the revisions and corrections suggested by staff.

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

TRAILED ITEM:

- 1. 9:00 a.m. - LOEST GARY E & LAURA A - PLN080522 PLANNING AREA: DEL MONTE FOREST AREA. PROJECT PLANNER: CRAIG SPENCER. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE DEMOLITION OF AN EXISTING 1,110 SQUARE FOOT SINGLE FAMILY DWELLING AND CONSTRUCTION OF A NEW 4,917 SQUARE FOOT, 2-STORY SINGLE FAMILY DWELLING INCLUDING A 476 SQUARE FOOT GARAGE ATTACHED BY A 255 SQUARE FOOT PORTE COCHERE AND APPROXIMATELY 750 CUBIC YARDS OF GRADING (500 CUBIC YARDS CUT/250 CUBIC YARDS FILL); 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES GREATER THAN 30%; AND 3) A DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 1508 BONIFACIO ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER: 008-341-014-000) DEL MONTE FOREST AREA, COASTAL ZONE.**

Craig Spencer stated that all parties agreed to a 13.5 ft. height for the Porte Cochere.

Commissioner Brown asked if a condition has been drafted to add to the project. Staff stated that they will draft a condition regarding the 13.5 ft. height. The Commission discussed deleting part of condition 16, and relevance of condition 17 and condition 18. Fire Chief Mondragon explained what should be retained in the conditions.

It was moved by Commissioner Diehl, seconded by Commissioner Brown and passed by the following vote to approve the project with change to the CEQA finding to omit reference to section 15302 and rely on section 15303 of the CEQA Guidelines, the addition of an indemnification condition, and the revision of condition 16 to change the vertical clearance and delete a portion of the condition.

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

The Planning Commission returned to Item 3 after concluding the trailed item.

- 3. 9:30 A.M. - ROBERT LOUIS STEVENSON SCHOOL - PLN080375 PLANNING AREA: DEL MONTE FOREST AREA. PROJECT PLANNER: RAMON**

MONTANO. ENVIRONMENTAL STATUS: MITIGATED NEGATIVE DECLARATION PREPARED. PROJECT DESCRIPTION: 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 2,973 SQUARE FOOT 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 008-031-002-000) CENTRALLY LOCATED WITHIN THE PEBBLE BEACH AREA WITHIN THE DEL MONTE FOREST LAND USE PLAN AREA, COASTAL ZONE.

Project Planner Ramon Montano presented the project. Staff suggested corrections/changes to fire conditions 19, 20, 23; added a statement to conditions 18 and 23; replaced wording in condition 29, bullet #7; added statement to condition 7; and recommended revisions to findings to refer to Planning Commission, not Subdivision Committee.

Public Comment: Thomas Jamison, Robert Louis Stevenson School, agreed with all conditions and changes. Thomas Soper, project architect

Commissioners asked questions regarding the temporary construction effects and construction traffic.

Secretary Novo asked that conditions 19, 20 and 23 include review by the Planning Department to ensure permit amendments are not needed.

It was moved by Commissioner Diehl, seconded by Commissioner Salazar and passed by the following vote to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and to approve the Combined Development Permit subject to the findings and conditions, as modified during the hearing.

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

Break 10:40 a.m. Reconvene at 10:55 a.m.

4. 10:00 A.M. - PITKINS CURVE/RAIN ROCKS - PLN080218. PLANNING AREA: BIG SUR COAST AREA. PROJECT PLANNER: CRAIG SPENCER. ENVIRONMENTAL STATUS: ENVIRONMENTAL IMPACT REPORT PREPARED. PROJECT DESCRIPTION: 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 presented the project, recommending a change to Finding 12 Evidence c - last sentence.

Public Comment: Cecilia Boudreaux, Caltrans Environmental Planner, applicant's representative, requested to fix the bridge length referenced in condition 1 and correct Finding 12, evidence a; Lee Otter, California Coastal Commission, testified in favor of the project.

Commissioners asked about lighting. Ms. Boudreaux stated that there will be no lighting in the rock shed.

It was moved by Commissioner Diehl, seconded by Commissioner Rochester and passed by the following vote to 1) state that the Planning Commission considered the Final EIR that was prepared and certified by Caltrans, 2) adopt a Statement of Overriding Considerations, 3) adopt a Condition Compliance and Mitigation Monitoring and Reporting Program, and 4) approve the Combined Development Permit subject to the recommended Findings and Conditions as modified during the hearing.

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

- 5. 10:30 A.M. - CAPITAL IMPROVEMENT PROJECTS - PD070267 SITUS LOCATION: COUNTY WIDE. PLANNING AREA: COUNTY-WIDE. PROJECT PLANNER: PATRICIA LOPEZ, PUBLIC WORKS. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: CONTINUED FROM 9/10/08. ADOPT GENERAL PLAN CONSISTENCY DETERMINATION FOR MONTEREY COUNTY'S CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FY 2008/09.**

Wayne Tanda, RMA Director, presented the Capital Improvement Projects list.

Commissioner Diehl asked about the Planning Commission's role in this review and the annual nature of the review. Director Tanda clarified that the Commission checks for consistency with the General Plan.

Patricia Lopez, Public Works, clarified that the review is only for that particular year. Secretary Novo referred the Commission to the memo he distributed with revisions to the Capital Improvement Plan chart.

Public Comment: None.

It was moved by Commissioner Rochester, seconded by Commissioner Brown and passed by the following vote to adopt a resolution determining that the major public improvement projects for Fiscal Year 2009-10, with the revisions to the Capital Improvement Plan chart recommended by Secretary Novo, conform to and are consistent with the 1982 General Plan.

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

- 6. 10:30A.M. - MILLS ACT ORDINANCE - PLN080298 SITUS LOCATION: COUNTY-WIDE. PLANNING AREA: COUNTY-WIDE. PROJECT PLANNER: JACQUELINE ONCIANO. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: ORDINANCE IMPLEMENTING CALIFORNIA GOVERNMENT CODE SECTION 50280 ET SEQ., AUTHORIZING REAL PROPERTY TAX REDUCTIONS FOR OWNERS OF CERTAIN QUALIFIED HISTORIC PROPERTIES WITHIN THE UNINCORPORATED AREAS OF MONTEREY COUNTY. REFERRED TO AS THE MILLS ACT ORDINANCE.**

Secretary Novo stated that staff is requesting that this item be continued to a date uncertain.

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

AYES: Brown, Diehl, Rochester, Salazar, Sanchez, Vandever
NOES: None

ABSENT: Isakson, Ottone, Pessagno, Padilla

- 7. 11:00A.M. - VOLUNTARY OAK WOODLANDS STEWARDSHIP GUIDELINES - PD061171. SITUS LOCATION: COUNTY-WIDE. PLANNING AREA: COUNTY-WIDE. PROJECT PLANNER: PAULA BRADLEY. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: THE MONTEREY COUNTY VOLUNTARY OAK WOODLANDS STEWARDSHIP GUIDELINES. THE GUIDELINES WILL SERVE AS THE "OAK WOODLANDS MANAGEMENT PLAN" THAT WOULD ALLOW LANDOWNERS, ORGANIZATIONS AND LOCAL GOVERNMENT ENTITIES TO BE ELIGIBLE TO APPLY FOR 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 presented the guidelines and suggested some revisions. Commissioners asked about the elements required for these plans by the state, discussed related legislation, other related programs relating to trees, the lack of guidelines for individuals, and how staff would determine that a proposal is consistent with the Management Plan. Commissioners suggested organizing the document so that it shows how it meets the minimum state requirements, provides succinct guidelines, and facilitates the grant application process.

Public Comment: Bob Taylor, representing CalFire; Jan Mitchell, representing the Prunedale Neighbors Group and the Prunedale Preservation Alliance.

Chair Vandevere suggested a continuance.

It was moved by Commissioner Brown, seconded by Commissioner Rochester and passed by the following vote to continue the item to a date uncertain to have staff make additional revisions to the guidelines.

AYES: Brown, Diehl, Rochester, Salazar, Sanchez, Vandevere

NOES: None

ABSENT: Isakson, Ottone, Pessagno, Padilla

Chair Vandevere asked the Commission if they would like to continue the meeting or recess for lunch since it was 12:02 p.m. The Commission agreed to continue.

- 8. 11:00 AM - STAKING & FLAGGING CRITERIA - PD070742 SITUS LOCATION: COUNTY-WIDE. PLANNING AREA: COUNTY-WIDE. PROJECT PLANNER: CARL HOLM. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: CONTINUED FROM 8/27/08. CONSIDER AMENDMENT OF STAKING & FLAGGING CRITERIA TO INCLUDE CRITERIA FOR REMOVAL OF STAKING.**

Assistant Director Carl Holm discussed the recommended changes to the Staking and Flagging procedure.

Commissioners asked about building envelope designations and photo simulations.

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

The Commission asked about the role of the LUACs in the formulation of these procedures.

Staff stated that the draft procedures went to all the LUACs; only three LUACs provided input. These comments have been incorporated into report.

It was moved by Commissioner Brown, seconded by Commissioner Rochester and passed by the following vote to recommend the revised Staking and Flagging Criteria, with modifications to the photo documentation section, to the Board of Supervisors.

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

Salazar asked that the Commission receive a PDF version if and when the Board of Supervisors adopts the revised Criteria.

G. OTHER MATTERS: None

H. DEPARTMENT REPORT

Secretary Novo stated since there are three weeks between now and the next hearing date he plans to have all minutes done. He also informed the Commission that he routinely corrects typographical errors in resolutions. He will recommend memorializing this practice in the Rules for Transaction of Business when they come back to the Planning Commission.

I. ADJOURNMENT: Adjourned at 12:23.

Date adopted: May 13, 2009

ATTEST:


MIKE NOVO, SECRETARY