

**FINAL
MINUTES
MONTEREY COUNTY PLANNING COMMISSION
WEDNESDAY, MAY 13, 2009**

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

PLEDGE OF ALLEGIANCE

A. ROLL CALL

Present: Jay Brown (Vice-Chair), Don Rochester, Juan Sanchez, Keith Vandevere (Chair), Martha Diehl, Matthew Ottone, and Cosme Padilla.

Absent: Steve Pessagno, Nancy Isakson, Aurelio Salazar, Jr.

B. PUBLIC COMMENTS

No public comment

C. APPROVAL OF MINUTES: April 8, 2009

It was moved by Commissioner Diehl, seconded by Commissioner Sanchez and passed by the following vote to approve the minutes for April 8, 2009.

AYES: Brown, Diehl, Rochester, Ottone, Vandevere, Padilla, Sanchez

NOES: None

ABSENT: Isakson, Salazar, Pessagno

D. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None.

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Diehl requested that the Building Department update the Commission on extending building permits.

Commissioner Isakson arrived at 9:07 a.m.

F. SCHEDULED ITEMS

1. **9:00AM – HARTBRODT RICK J AND DEBORAH - PLN080370. PLANNING AREA: GREATER MONTEREY PENINSULA AREA. PROJECT PLANNER: ERIC SNIDER. ENVIRONMENTAL STATUS: ADDENDUM TO FINAL ENVIRONMENTAL IMPACT REPORT. PROJECT DESCRIPTION:** Combined Development Permit consisting of: (1) an amendment to the Hidden Hills Estates Subdivision Final Map to reconfigure an existing 7,200 square foot designated building envelope into two separate envelopes of 4,232 sq. ft. and 2,968 sq. ft.; (2) an Administrative Permit and Design Approval for development of a new 1,200 sq. ft. detached 3-car garage and a new 850 sq. ft. caretaker unit in a Visual Sensitivity or "VS" zoning district; (3) Use Permit for ridgeline development; and (4) Administrative Permit for a new 850 sq. ft. detached caretaker unit. The property is located at 11431 Saddle Road, Hidden Hills area (Assessors Parcel Number 416-132-001-000).

Project Planner Eric Snider presented the project and answered questions from the Commissioners related to moving building envelopes, process, and water availability.

Public comment: Jun Sulliano, project representative.

The following changes and corrections were proposed by commissioners and discussed: change Finding 1, evidence a, to indicate map amendment adds to the building envelope rather than crediting for unused building envelope area; correction to typographical errors in Finding 8, Evidence a and in Addendum; correction by MCWRA to wording of Finding 9. Counsel recommended omitting Finding 10. It was moved by Commissioner Isakson, seconded by Commissioner Diehl and passed by the following vote to consider the Addendum and recommend approval to the Board of Supervisors with changes discussed during the hearing:

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

2. **9:00AM – MIGUEL MANUEL R & ESTALLA TRS - PLN090128. PLANNING AREA: GREATER MONTEREY PENINSULA AREA. PROJECT PLANNER: ERIC SNIDER. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION:** Combined Development Permit consisting of: (1) an Administrative Permit and Design Approval for development of a 1,375 square foot addition/remodel of an existing 4,032 square foot single family dwelling in a Visual Sensitivity or "VS" zoning district; (2) Use Permit for ridgeline development. The property is located at 25401 Quail Summit, Hidden Hills area (Assessors Parcel Number 416-161-030-000).

Project Planner Eric Snider presented the project, answered questions relating to fire department conditions of approval, and presented an additional finding regarding water supply.

Public comment: June Sulliano, project representative.

It was moved by Commissioner Isakson, seconded by Commissioner Rochester and passed by the following vote to approve the project subject to the findings and conditions, with the addition of the water supply finding and with correction to first sentence of condition 9 to require applicant to manage combustible vegetation within 100 feet of structures.

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

3. **9:00AM – MONTEREY COUNTY PUBLIC WORKS ROAD ABANDONMENT – RAILROAD AVENUE – PD090397. PLANNING AREA: NORTH COUNTY INLAND. PROJECT PLANNER: CHAD ALINIO/RAMON MONTANO. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION:** Adopt the finding that the abandonment of portions of Railroad Avenue is not inconsistent with the North Monterey County Area Plan, a part of the Monterey County General Plan, and recommend abandonment to the Board of Supervisors, based upon categorical exemptions under CEQA Guidelines.

Public Works Engineer Chad Alinio presented the road abandonment and responded to Commissioner questions.

Public comment: None.

It was moved by Commissioner Rochester, seconded by Commissioner Brown and passed by the following vote to report to the Board of Supervisors as to conformity with the General Plan and Area Plan, and recommend abandonment of the road section to the Board of Supervisors.

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

- 4 **9:00AM - GENERAL PLAN 2007 - PLN070525 PLANNING AREA: INLAND COUNTY AREA. PROJECT PLANNER: ALANA KNASTER/CARL HOLM. ENVIRONMENTAL STATUS: DRAFT ENVIRONMENTAL IMPACT REPORT PREPARED. PROJECT DESCRIPTION:** Discussion of timeline and topics for Commission review; initial staff presentation on Biological Resources.

Alana Knaster, Deputy Director of the Resource Management Agency, opened the discussion on process for consideration of the draft General Plan.

The Commission first discussed schedule, the need for input at this stage (prior to the Final EIR), and how to balance project hearings and hearings on the General Plan. The Commission then discussed topics for the future meetings: biological resources, greenhouse gas.

Les Girard, Assistant County Counsel, discussed listed and non-listed biological species and what needs to be addressed and analyzed for different categories of biological resources.

Public comment: Pam Silkwood, Christopher Bunn.

The Commission requested staff to provide at a future workshop an index showing the proposed General Plan Update policies, impact analysis, related proposed mitigation measures, and staff comments.

G. OTHER MATTERS

None

H. DEPARTMENT REPORT

Secretary Novo reported on Planning Department's proposal to the Board of Supervisors to extend planning permits. Tom Moss reported on the Monterey Peninsula Water Management District moratorium in the Monterey Peninsula Water Management District, Hidden Hills unit area.

I. ADJOURNMENT: 11:46 a.m.

Date Adopted: July 29, 2009

ATTEST:



MIKE NOVO, SECRETARY