

**FINAL
MINUTES
MONTEREY COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 10, 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 Vandever (Chair), Martha Diehl, Matthew Ottone, Aurelio Salazar, Jr., Steve Pessagno, Nancy Isakson, Cosme Padilla.

Absent: None

B. PUBLIC COMMENTS

Ed Mitchell commended Commissioner Sanchez and the Planning Commission and spoke about concerns in Carlsen Canyon (North County).

C. APPROVAL OF MINUTES: None

D. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS: None.

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Ottone stated that he would need to leave at about 9:30 a.m. for a short time.

F. SCHEDULED ITEMS

1. **9:00 AM – STAGECOACH TERRITORY (RED BARN) – PD080726. PLANNING AREA: NORTH COUNTY. PROJECT PLANNER: STEVE MASON. ENVIRONMENTAL STATUS: N/A. PROJECT DESCRIPTION:** Consider modification or revocation of Use Permits ZA-3117, ZA-3567 and ZA-3629 for the “Red Barn” operation at 1000 Highway 101, Aromas, due to the Red Barn’s expansion of outdoor sales beyond the boundaries allowed by the Use Permits and violation of certain conditions of approval. The existing Use Permits allow outdoor retail sales, beer tasting, snack food bar, wine tasting and sales, and parking. The reason for the public hearing is for the Planning Commission to take testimony and then consider whether to revoke or modify the Use Permits. The property is located at 1000 Highway 101, Aromas.

Project Planner Mike Novo presented a request by the project applicant to continue the hearing to June 24, 2009.

Public comment: Christine Kemp, project representative, stated they would have a traffic study and requested a continuance to June 24, 2009.

It was moved by Commissioner Salazar, seconded by Commissioner Isakson and passed by the following vote to continue the hearing to June 24, 2009:

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

2. **9:00 AM – TATE CHARLES - PLN090032. PLANNING AREA: GREATER MONTEREY PENINSULA AREA. PROJECT PLANNER: NADIA AMADOR. ENVIRONMENTAL STATUS: ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE SANTA LUCIA PRESERVE (EIR 94-03). PROJECT DESCRIPTION:** Request for a Map Amendment to move Homeland Boundary on Lot 5 of the Santa Lucia Preserve Phase A subdivision map, as shown on recorded map, Volume 20 Cities and Towns Page 8. The property is located at 14 Rancho San Carlos Road, Carmel (Assessors Parcel Number 239-021-004-000) in the Santa Lucia Preserve.

Project Planner Nadia Amador presented the project and an errata handout with recommended changes to findings and conditions. Deputy County Counsel Strimling advised the Commission concerning staff's proposed revision to condition 11.

Public comment: Joel Panzer, project representative, said the conditions were acceptable with a couple clarifications.

Commissioner Ottone left at 9:30 a.m.

It was moved by Commissioner Diehl, seconded by Commissioner Isakson and passed by the following vote to consider the Addendum and recommend that the Board of Supervisors approve the Map Amendment subject to the recommended findings and conditions, with the corrections recommended by staff and clarifications to conditions discussed by the Commission:

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

3. **9:00 AM – DARWIN ROBERT - PLN080572. PLANNING AREA: CARMEL VALLY MASTER PLAN. PROJECT PLANNER: DAVID MACK. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION:** Use Permit and Design Approval to allow installation of a wireless telecommunication facility consisting of: 1) 54 foot tall monopole with 6 antennas; and 2) 7 ground mounted radio cabinets (2 cabinets installed immediately and 5 for future installation). The property is located at 22 Rancho Fiesta Road, Carmel Valley (Assessors Parcel Number 187-041-024-000).

Project Planner David Mack presented the project and answered Commissioner questions regarding service coverage, collocation, and visibility.

Public comment: Phil Thomas, AT&T project representative, said the conditions were acceptable and would be open to other designs. Gary Neiman. *Commissioner Ottone returned.* Public comment continued with Thomas Neu, Joie Goodkin, Lewis Goodkin, Ed Morrow, Peter Loewy, Tim Sanders.

The Planning Commission took a break from 10:30 a.m. to 10:47 a.m.

Public comment continued with Nina Beety, Jeanne Brown, Mike Terry, and Dennis Smith. Phil Thomas, representative, presented a rebuttal and answered Commissioner questions.

It was moved by Commissioner Rochester, seconded by Commissioner Isakson and passed by the following vote to approve the Use Permit and Design Approval with a change to condition 9 and addition of a condition to require the applicant to maintain the structure with substantially the same appearance as approved.

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

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:** Workshop to consider Draft General Plan policies in Open Space Element, Public Services Element, and Agricultural Winery Corridor Plan and related proposed mitigation measures.

Carl Holm, Assistant Director of Planning, opened the discussion. The Commission discussed the need to have time set aside for the General Plan discussion and the necessary staff to have a useful meeting.

Public comment: None.

Commissioner Ottone left at 12:00 p.m.

It was moved by Commissioner Isakson, seconded by Commissioner Salazar and passed by the following vote to continue the workshop to June 24, 2009 at 1:30 p.m.:

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

5. **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:** Discuss schedule and topics for future Commission review.

The Commission discussed holding the workshop on July 8, 2009 to provide staff time to bring back information for discussion.

Public comment: None.

It was moved by Commissioner Diehl, seconded by Commissioner Rochester and passed by the following vote to reconsider the motion on Agenda Item F.4 continuing the workshop to June 24, 2009 at 1:30 p.m.:

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

It was moved by Commissioner Diehl, seconded by Commissioner Rochester and passed by the following vote to continue the workshop to July 8, 2009 at 1:30 p.m.:

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

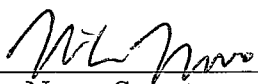
G. OTHER MATTERS: None

H. DEPARTMENT REPORT: None

I. ADJOURNMENT: 12:08 p.m.

ATTEST:

Date Adopted: August 26, 2009



Mike Novo, Secretary

MN/ca