

**FINAL ACCEPTED  
MINUTES  
MONTEREY COUNTY PLANNING COMMISSION  
WEDNESDAY, JULY 8, 2009**

**PLEDGE OF ALLEGIANCE - 9:00 A.M.**

**A. ROLL CALL**

Present: Pessagno, Brown, Salazar, Rochester, Vandever, Sanchez, Diehl, Ottone  
Absent: Padilla, Isakson

*Commissioner Padilla arrived at 9:05 a.m. Commissioner Isakson arrived at 9:10 a.m.*

**B. PUBLIC COMMENTS - None**

**C. APPROVAL OF MINUTES - None**

**D. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS - None**

**E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS**

**F. SCHEDULED ITEMS**

1. **9:00AM - MURRAY JAMES G III & MERIWETHER - PLN070388. PLANNING AREA: CARMEL AREA. PROJECT PLANNER: JOE SIDOR. ENVIRONMENTAL STATUS: MITIGATED NEGATIVE DECLARATION PREPARED. PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT FOR THE DEMOLITION OF AN EXISTING 2,092 SQUARE FOOT SINGLE FAMILY DWELLING WITH ATTACHED 400 SQUARE FOOT GARAGE, CONSTRUCTION OF A NEW 2,615 SQUARE FOOT SINGLE FAMILY DWELLING WITH A 715 SQUARE FOOT ATTACHED GARAGE, AND GRADING OF APPROXIMATELY 640 CUBIC YARDS OF CUT AND FILL; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE; 4) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPE GREATER THAN 30 PERCENT; AND 5) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 243 HIGHWAY 1, CARMEL HIGHLANDS (ASSESSOR'S PARCEL NUMBER 241-182-015-000), CARMEL AREA, COASTAL ZONE.**

Project Planner Joe Sidor presented project. Staff referred to the letters expressing support for the project from the neighbors. Staff recommended a modification to Condition #15.

Joan Murray, applicant, accepts and agrees to modifications to conditions.

It was moved by Commissioner Diehl and seconded by Commissioner Isakson to approve project with the following changes:

- Amend Condition 15 (Permit Extension)

Motion passed by the following vote:

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

2. **9:00AM - FERNANDEZ GONZALO & GLORIA - PLN070121. PLANNING AREA: NORTH COUNTY (COASTAL ZONE). PROJECT PLANNER: CRAIG SPENCER. ENVIRONMENTAL STATUS: MITIGATED NEGATIVE DECLARATION PREPARED. PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 4,254 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH A 626 SQUARE FOOT ATTACHED GARAGE, 511 SQUARE FEET OF BALCONIES, 223 SQUARE FEET OF PORCHES, 48 SQUARE FOOT ENTRY PORCH; INSTALL A NEW WATER TANK, GRADING OF APPROXIMATELY 5,000 CUBIC YARDS (2,500 CUBIC YARDS FILL AND 2,500 CUBIC YARDS OF CUT); 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES OVER 25% (DRIVEWAY); AND 3) COASTAL DEVELOPMENT PERMIT TO ALLOW CONSTRUCTION WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT. THE PROPERTY IS LOCATED AT 283 MAHER ROAD, ROYAL OAKS (ASSESSOR'S PARCEL NUMBER 181-091-004-000), NORTH COUNTY AREA, COASTAL ZONE.**

Project Planner Craig Spencer presented project. Staff suggested corrections to:

- Finding 1 Evidence
- Finding 8, Evidence g
- Condition 17.

Staff indicated the neighbors were involved in discussions and are aware of all changes on the property. Deputy County Counsel Wendy Strimling advised the Commission. Commissioner Diehl asked that a condition be added regarding the design of the driveway. Staff agreed. Counsel suggested condition language. Secretary Carl Holm, suggested alternate language for condition #17 that would avoid the need for a new condition.

Lucio Estabia, agent for the project, agreed to all conditions and modifications.

It was moved by Commissioner Padilla and seconded by Commissioner Rochester to accept staff recommendations to adopt the Mitigated Negative Declaration with Mitigation Monitoring Reporting Plan and approve the project, with the following changes:

- Finding 1 Evidence b to change from 5 units per acre to read 5 acres per unit
- Finding 8, Evidence g (Erosion)
- Revision to Condition 17 (Construction), per the planner's suggestion.

Motion passed by the following vote:

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

3. **10:00AM -HATFIELD DEAN C JR TR & STONE - PLN090170. PLANNING AREA: CARMEL VALLEY MASTER PLAN AREA. PROJECT PLANNER: STEVE MASON. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION:** USE PERMIT (THIRD) TO ALLOW THE CONTINUED OPERATION, FOR FIVE YEARS, OF AN ESTABLISHED COTTAGE INDUSTRY (MICRO-BREWERY) FOR THE PROCESSING AND MAKING OF BEER IN A 130 SQUARE FOOT PORTION OF AN EXISTING APPROXIMATELY 1,800 SQUARE FOOT BARN. THE MICRO BREWERY PRODUCES BETWEEN 5,000 AND 10,000 GALLONS OF BEER PER YEAR (40-200 GALLONS PER WEEK). THE PROPERTY, A 44-ACRE PARCEL, IS LOCATED AT 66 EAST CARMEL VALLEY ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 197-021-005-000), NORTH OF CARMEL VALLEY ROAD, EAST OF CARMEL VALLEY VILLAGE, CARMEL VALLEY MASTER PLAN AREA.

Project planner, Steve Mason presented project.

Michael Groves, applicant representative, agrees with conditions except condition number 6 (re: indemnification which has already been fulfilled) and condition #11 (emergency access). Applicant states there is no access and asks that access key box be added if access road is added in the future.

Counsel advised that the Indemnification condition should be retained because the permit extension requires a new discretionary action to which the new indemnification condition applies.. Staff found the proposed change to Condition 11 acceptable.

Padilla inquired if gate condition was necessary. Applicant stated that it is a standard condition that the Fire District adds..

Pessagno suggested a change to condition #6 to read TTBF because the ABC does not have jurisdiction any longer.

It was moved by Commissioner Diehl and seconded by Commissioner Isakson to approve the project with the following changes:

- Amend Condition 6 (Indemnification)
- Amend Condition 11 (Emergency access)

Motion passed by the following vote:

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

ABSTAIN: None

4. **10:00AM - HOLMAN RANCH HOLDINGS LLC - PLN080450 PLANNING AREA: CARMEL VALLEY MASTER PLAN AREA. PROJECT PLANNER: PAULA BRADLEY. ENVIRONMENTAL STATUS: MITIGATED NEGATIVE DECLARATION PREPARED. PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A USE PERMIT FOR A 3,330 SQUARE FOOT AGRICULTURAL PROCESSING PLANT FOR A WINERY PRODUCING UP TO 5,000 CASES PER YEAR, A 3,050 SQUARE FOOT WINE STORAGE CAVE, AND A 240 SQUARE FOOT EQUIPMENT STORAGE BUILDING, AND GRADING 3,960 CUBIC YARDS (APPROXIMATELY 1,980 CUBIC YARDS CUT AND 1,980 CUBIC YARDS FILL, BALANCED ON-SITE; 2) A USE PERMIT FOR THE REMOVAL OF NINE PROTECTED OAK TREES; 3) A USE PERMIT FOR DEVELOPMENT ON SLOPES IN EXCESS OF 30%; 4) AN ADMINISTRATIVE PERMIT FOR DEVELOPMENT IN A SITE PLAN REVIEW DISTRICT; AND 5) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 60 HOLMAN ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 187-481-001-000) CARMEL VALLEY MASTER PLAN AREA**

Project planner, Paula Bradley requested a continuance to August 26, 2009 to recirculate the Mitigated Negative Declaration.

Dale Ellis, applicant, agreed to a continuance to August 26, 2009.

It was moved by Commissioner Diehl and seconded by Commissioner Salazar to continue the hearing on the project to August 26, 2009, and passed by the following vote:

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

**LUNCH BREAK - Recess to 1:30 p.m.**

*Reconvene at 1:30 p.m. Commissioner Sanchez did not return for afternoon session. Jacqueline Onciano assumed the Secretary position.*

5. **1:30PM - LAND USE ADVISORY COMMITTEES - PD090198. PLANNING AREA: COUNTY-WIDE. PROJECT PLANNER: CARL HOLM. ENVIRONMENTAL STATUS: N/A. PROJECT DESCRIPTION: CONSIDER MEMBERSHIP CHANGES OF LAND USE ADVISORY COMMITTEES. RECOMMENDED ACTION: CONSIDER REAPPOINTMENTS TO VARIOUS LUACS AND MEMBERSHIP CHANGES.**

Carl Holm presented the Land Use Advisory Committee (LUAC) report and asked for direction from Commission.

Commissioner Isakson asked about the term of membership and about the department's advertising for new membership. Staff explained that if there are vacancies there is a recruitment letter. There are recommendations from other LUAC members and anyone interested can come forth. Staff informed the commission that all LUACs did not have a full membership of the 9 members.

Counsel advised the Commission.. Rochester asked for amendment to policy so that membership is only for approximately two years. Counsel stated that the old guidelines limited members to no more than six consecutive years, but the provision does not appear to have been carried in to the revised guidelines.

Public Comment: None.

It was moved by Commissioner Diehl and seconded by Commissioner Isakson to continue the matter to August 12, 2009 to have more time to discuss the information and passed by the following vote:

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

6. **1:30PM - GENERAL PLAN 2007 - PLN070525. PLANNING AREA: INLAND COUNTY AREA. PROJECT PLANNER: ALANA KNASTER/CARL HOLM. ENVIRONMENTAL STATUS: DRAFT ENVIRONMENTAL IMPACT REPORT PREPARED. PROJECT DESCRIPTION: CONDUCT A WORKSHOP TO CONSIDER SEVERAL DRAFT GENERAL PLAN UPDATE POLICIES IN THE OPEN SPACE ELEMENT, AGRICULTURAL WINERY CORRIDOR PLAN AND RELATED PROPOSED MITIGATION MEASURES. DISCUSS SCHEDULE AND TOPICS FOR FUTURE COMMISSION REVIEW.**

Alana Knaster gave overview of goals regarding text changes and policies in the General Plan, including Species.

Diehl inquired how to incorporate public into the conversation and plans to take technical questions and open it to the public.

**PUBLIC COMMENT:**

- Pam Silkwood, rep for Cattlemen's Association
- Robin Hamelin, Cal Fire
- Amy White, LandWatch
- Julie Engell, Ventana Chapter of Sierra Club
- Mike Kaplan
- Bob Taylor, Asst. Chief Cal Fire
- Christopher Bunn
- John Bailey, applicant with/Brian Finegan
- Bob Perkins, Executive President
- Molly Erickson, Open Monterey Project

- Jan Mitchell, Prunedale Neighbor's Group/Prunedale's Coalition

Carl Holm discussed slopes.

***Break 3:13 - Reconvene at 3:33***

*Commissioners Salazar and Pessagno left at 4:41 p.m*

Discussion continued regarding critical habitat, natural habitat, population, and biological issues.

Commissioner Brown asked to put the General Plan update on the agenda on July 29<sup>th</sup> at 1:30 p.m.

It was moved by Commissioner Diehl and seconded by Commissioner Isakson to continue the matter to July 29, 2009 and passed by the following vote:

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

**7. 1:30PM - MONTEREY COUNTY COMMUNITY WILDFIRE PROTECTION PLAN (MCCWPP) - PD090290. PLANNING AREA: COASTAL AND INLAND. PROJECT PLANNER: CARL HOLM. PROJECT DESCRIPTION: PROVIDE DIRECTION FOR FIRE FUEL MANAGEMENT AND CONSIDER DRAFT MONTEREY COUNTY COMMUNITY WILDFIRE PROTECTION PLAN (MCCWPP).**

Project Planner, Carl Holm presented alternatives to addressing fire fuel management as outlined in the staff report. The Commission discussed the alternative approaches.

**Public Comment**

- Robin Hamelin, Cal State Fire
- Bob Taylor, Asst chief Cal Fire
- Pam Silkwood, Bolsa Ranch
- Mike Kaplan;
- Julie Engell, Sierra Club
- Jan Mitchell, Prunedale Neighbor's Group

Commissioners Padilla and Diehl express their support for a uniform permit process, and Commissioner Diehl recommended coordinating with the Coastal Commission. Commissioner Brown suggested compiling a list of what can be done now and setting up a meeting with the Coastal Commission as soon as possible. Commissioner Isakson agreed that everyone should know what can be done or not. Commissioner Vandever recommended pursuing all approaches, working with the relevant agencies, and Cal Fire and Planning putting together an informational pamphlet.

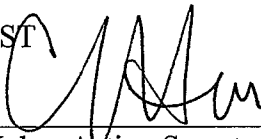
**G. OTHER MATTERS: None**

**H. DEPARTMENT REPORT** - None

**I. ADJOURNMENT** - 5:05 p.m.

Date Adopted: May 26, 2010

ATTEST



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Carl Holm, Acting Secretary

CH/ca