

**FINAL ACCEPTED
MINUTES
MONTEREY COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 29, 2009**

PLEDGE OF ALLEGIANCE – 9:00 A.M.

A. ROLL CALL

Present: Jay Brown, Nancy Isakson, Don Rochester, Aurelio Salazar, Jr., Keith Vandevere,
Juan Sanchez, Martha Diehl, Matthew Ottone (*arrived during item F.1*)
Absent: Stephen Pessagno, Cosme Padilla

Ottone arrived at 9:50 a.m.

B. PUBLIC COMMENTS - None

C. APPROVAL OF MINUTES: May 13, May 27, June 10, and June 24, 2009

The minutes of May 27, June 10, and June 24 were not available for approval.
It was moved by Commissioner Brown and seconded by Commission Sanchez to approve the minutes of May 13, 2009, by the following vote:

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

D. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS - None

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Diehl discussed the field trip between the Coastal team and the Land Use Advisory Committees.
Commissioner Brown requested that staff request representatives from CalTrans and the County Department of Public Works and the applicant's traffic consultant to attend the upcoming Red Barn hearing.

F. SCHEDULED ITEMS

- 1. 9:00AM - BAY LAUREL DBA BERNARDUS LODGE - PLN020398**
PLANNING AREA: CARMEL VALLEY MASTER PLAN AREA. **PROJECT PLANNER:** ANNA QUENGA. **ENVIRONMENTAL STATUS:** MITIGATED NEGATIVE DECLARATION PREPARED.
PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT CONSISTING OF AN ADMINISTRATIVE PERMIT, GENERAL DEVELOPMENT PLAN AND DESIGN APPROVAL FOR CONSTRUCTION OF 16 ADDITIONAL HOTEL UNITS, AND A 3,000 SQUARE FOOT, TWO-

STORY MAINTENANCE, STORAGE AND OFFICE BUILDING AT THE EXISTING 57-UNIT BERNARDUS LODGE. THE PROJECT INCLUDES DEMOLITION OF TWO EXISTING STRUCTURES ORIGINALLY BUILT AS SINGLE FAMILY DWELLINGS, CONSTRUCTION OF RETAINING WALLS AND ASSOCIATED GRADING. MATERIALS AND COLORS TO MATCH EXISTING. THE PROPERTY IS LOCATED AT 415 CARMEL VALLEY ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 187-131-044-000), CARMEL VALLEY MASTER PLAN AREA.

Project Planner Anna Quenga presented project.

Rick Sauerwein, Public Works, discussed the conditions placed on the project by the department and presented a memo with suggested revisions to conditions 16 and 18.

Commissioners asked questions about the traffic fees and what improvements would be covered by the fees.

Les Girard, County Counsel, advised the Commission regarding the left turn channelization issues.

Anthony Lombardo, representative for applicant, gave an overview of the project and agreed to all conditions including the ones added by Public Works.

Public Comment:

- Margaret Robbins
- Scott McClelland
- Mike Terry
- Rod Mills

It was moved by Commissioner Isakson and seconded by Commissioner Sanchez to adopt the Mitigated Negative Declaration and Mitigation Monitoring Reporting Plan and approve staff's recommendations with the following changes:

- Amend Finding 1, Evidence d: Add "The policy is consistent with"...Policy 26.1.3.2
- Finding 1, Evidence g; correct typos and grammar
- Amend Conditions 16 and 18

Motion passed by the following vote:

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

The Commission made a referral to staff to provide a count of visitor serving units in Carmel Valley.

Break 10:20 a.m. – Reconvene – 10:38 a.m.

2. **9:00AM - THE CARMEL PRESBYTERIAN CHURCH - PLN090070**
PLANNING AREA: CARMEL VALLEY MASTER PLAN AREA. **PROJECT PLANNER:** DAVID MACK. **ENVIRONMENTAL STATUS:** N/A. **PROJECT DESCRIPTION:** CONTINUED FROM

JUNE 24, 2009. REQUEST FOR A VESTED RIGHTS DETERMINATION FOR A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT FOR A COMMUNITY LIFE CENTER; AND REQUEST FOR WAIVER OF THE APPLICATION FEE. THE PROPERTY IS LOCATED AT THE TERMINUS OF RIO ROAD AND EAST OF VAL VERDE DRIVE, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 015-021-004-000) CARMEL VALLEY MASTER PLAN AREA.

Project Planner David Mack presented the project.

Commissioners asked various questions of staff. Commissioner Isakson asked Wendy Strimling, Deputy County Counsel, to address the legal ramifications and counsel advised the Commission.

Derinda Messenger, representative for applicant, gave overview of project.

Todd Bessire, another representative for applicant, discussed the fee waiver request.

Public Comment:

- Joseph Hertlein
- Ed Morrow - CV Association
- Margaret Robbins
- Rod Mills
- Scott McClelland

Derinda Messenger, gave rebuttal to issues raised by public comments.

Counsel stated the hearing is whether to determine if the applicant has a vested right in its permit and clarified the Commission's authority concerning the fee waiver.

It was moved by Commissioner Diehl and seconded by Commissioner Sanchez to accept staff's recommendation to determine that applicant's activities to date do not establish a vested right in its Combined Development Permit and deny the fee waiver, and passed by the following vote:

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

Lunch Break 12:00 – Reconvene 1:30 p.m.

Commissioners present for the afternoon session:

Jay Brown, Nancy Isakson, Keith Vandever, Juan Sanchez, Martha Diehl, and Matthew Ottone.

3. 9:00AM - VOLUNTARY OAK WOODLANDS STEWARDSHIP GUIDELINES - PD061171

SITUS LOCATION: COUNTY-WIDE. PLANNING AREA: COUNTY-WIDE. PROJECT PLANNER: PAULA BRADLEY. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: CONTINUED FROM APRIL 8, 2009. REVIEW THE MONTEREY COUNTY VOLUNTARY OAK WOODLANDS STEWARDSHIP GUIDELINES THAT WILL BE

CONSIDERED BY THE BOARD OF SUPERVISORS. AN OAK WOODLANDS MANAGEMENT PLAN 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. THE GUIDELINES WOULD SERVE AS THE OAK WOODLANDS MANAGEMENT PLAN. COUNTY-WIDE.

Project Planner Paula Bradley presented project.

Public Comment:

- Mike Kaplan
- Julie Engell, Sierra Club
- Ed Mitchell, resident
- Jan Mitchell, Prunedale Neighbors Group and Prunedale Coalition Group.

Commissioner Vandevere thanked staff for revising the document.

It was moved by Commissioner Diehl and seconded by Commissioner Ottone to recommend the Guidelines to the Board of Supervisors for approval with minor changes. Motion passed by the following vote:

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

4. **10:00AM - LAND USE ADVISORY COMMITTEES - PD090198**
PLANNING AREA: COUNTY-WIDE. **PROJECT PLANNER:** CARL HOLM.
ENVIRONMENTAL STATUS: N/A. **PROJECT DESCRIPTION:** CONTINUED FROM JULY 8, 2009. CONSIDER MEMBERSHIP CHANGES OF LAND USE ADVISORY COMMITTEES.

Project Planner, Carl Holm, requested a continuance to August 12, 2009 in order to allow staff to obtain additional information.

It was moved by Commissioner Sanchez and seconded by Commissioner Ottone to continue the item to August 12, 2009 and passed by the following vote:

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

5. **10:00PAM - 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 made a presentation. Staff discussed the Wine Corridor Plan and slope policy.

PUBLIC COMMENT:

- Amy White, Interim Executive Director of LandWatch.
- Julie Engell
- Alex Hilinicki.

Ms. Knaster stated there will be no other information brought forth until the Final EIR is out.

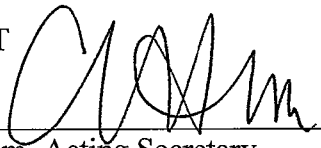
G. OTHER MATTERS - None

H. DEPARTMENT REPORT - None.

I. ADJOURNMENT - 3:21 p.m.

Date Adopted: May 26, 2010

ATTEST



Carl Holm, Acting Secretary

CH/ca