

**FINAL ACCEPTED
MONTEREY COUNTY PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 9, 2009
MINUTES**

PLEDGE OF ALLEGIANCE - 9:00 A.M.

A. ROLL CALL

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

B. PUBLIC COMMENTS - None.

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS - The minutes of June 24, 2009 were removed from the agenda

D. APPROVAL OF MINUTES - None

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS - None

F. SCHEDULED ITEMS

1. BRADSHAW DENNIS & DONNA JOAN R - PLN090213

PLANNING AREA: GREATER SALINAS AREA. PROJECT PLANNER: VALERIE NEGRETE.
ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION:
CONTINUED FROM 8/26/09. USE PERMIT AND DESIGN APPROVAL FOR DEVELOPMENT IN
A HISTORIC RESOURCE OR "HR" ZONING DISTRICT TO ALLOW A 280 SQUARE FOOT
BEDROOM ADDITION AND A 143 SQUARE FOOT INTERIOR REMODEL TO AN EXISTING
1,820 SQUARE FOOT SINGLE FAMILY DWELLING. THE PROJECT IS LOCATED AT 79 FOURTH
STREET, SPRECKELS (ASSESSOR'S PARCEL NUMBER 177-053-016-000), GREATER SALINAS
AREA PLAN.

Project Planner Valerie Negrete presented the project and an errata memorandum, including corrections to Finding 6e.

Public Comment: Mark Norris, project representative, accepted the conditions.

It was moved by Commissioner Diehl, seconded by Commissioner Isakson and passed by the following vote to approve the project, including the errata presented by staff:

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

2. MCCALLISTER CRAIG AND DIANA - PLN080342

PLANNING AREA: CARMEL AREA. PROJECT PLANNER: CRAIG SPENCER.
ENVIRONMENTAL STATUS: MITIGATED NEGATIVE DECLARATION PREPARED. PROJECT
DESCRIPTION: COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) A COASTAL

DEVELOPMENT FOR THE DEMOLITION OF AN EXISTING 2,398 SQUARE FOOT SINGLE FAMILY DWELLING WITH ATTACHED GARAGE AND THE CONSTRUCTION OF A NEW 7,206 SQUARE FOOT THREE-STORY SINGLE FAMILY DWELLING WITH ATTACHED 638 SQUARE FOOT TWO-CAR GARAGE, AND 1,330 CUBIC YARDS OF GRADING/EXCAVATION (1,320 CY CUT/10 CY FILL); (2) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 750 FEET OF KNOWN ARCHAEOLOGICAL RESOURCES; AND (3) DESIGN APPROVAL. THE PROJECT IS LOCATED AT 26200 OCEAN VIEW, CARMEL (ASSESSOR'S PARCEL NUMBER 009-432-007-000), CARMEL LAND USE PLAN, COASTAL ZONE

Project planner Craig Spencer presented the project and errata memorandum, including proposed changes to conditions 14 and 16.

Commissioner Brown had concerns regarding the driveway, drainage, construction, and the number of trees that will be impacted.

Public Comment - James Smith, architect for owner, agreed to the conditions including the errata and answered questions from the Commission. Craig McCallister, owner, also testified.

It was moved by Commissioner Diehl, seconded by Commissioner Brown and passed by the following vote to approve the project including the changes from the errata:

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

3. RIOTTO JAMES SAMUEL & LAVENIA - PLN090141

PLANNING AREA: CENTRAL SALINAS VALLEY AREA. PROJECT PLANNER: NADIA AMADOR. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: REQUEST FOR THE EXTENSION OF USE PERMIT PC05051 (PC RESOLUTION NO. 94056) FOR THE RIOTTO MOBILE HOME PARK TO CONTINUE THE USE OF THE LEGAL NON-CONFORMING MOBILE HOME PARK CONSISTING OF 4 ALLOWED MOBILE HOME SPACES. THE PROJECT IS LOCATED AT 45900 ARROYO SECO ROAD, GREENFIELD (ASSESSOR'S PARCEL NUMBER 419-351-010-000) FRONTING ON ARROYO SECO ROAD AND WEST OF THE INTERSECTION OF ARROYO SECO ROAD AND CARMEL VALLEY ROAD, CENTRAL SALINAS VALLEY AREA PLAN

Project planner John Ford presented the project and a rewritten condition 6.

Commissioners inquired about the 15 year time limit and the non-conforming situation.

Public Comment - James Riotto, owner, agreed to all conditions and changes.

It was moved by Commissioner Brown, seconded by Commissioner Ottone and passed by the following vote to approve the project as modified by staff:

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

Break 9:55 a.m. Reconvene 10:15 a.m.

4. STEINY DOUGLAS & LISA - PLN090060

PLANNING AREA: CARMEL VALLEY MASTER PLAN AREA. PROJECT PLANNER: ANNA QUENGA. ENVIRONMENTAL STATUS: ADDENDUM TO ADOPTED MITIGATED NEGATIVE DECLARATION. PROJECT DESCRIPTION: AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT AND GENERAL DEVELOPMENT PLAN (PLN060638) CONSISTING OF A STANDARD SUBDIVISION VESTING TENTATIVE MAP TO ALLOW THE DIVISION OF AN EXISTING 1.57 ACRE PARCEL INTO ONE PARCEL OF 5,135 SQUARE FEET (UNIT 1); ONE PARCEL OF 2,365 SQUARE FEET (UNIT 2); AND FOUR PARCELS OF 1,329 SQUARE FEET (UNITS 3, 4, 5, AND 6); AND A 1.39 ACRE COMMON AREA PARCEL (PARCEL A), RESPECTIVELY. THE PROPOSED SUBDIVISION WILL SEPARATE THE SIX BUILDINGS WHICH WERE APPROVED UNDER FILE NO. PLN060638 INTO SEPARATE CONDOMINIUM UNITS. THE PROPERTIES ARE LOCATED 25 WEST CARMEL VALLEY ROAD, CARMEL VALLEY (ASSESSOR PARCEL NUMBER'S 187-433-017-000 AND 187-433-018-000) CARMEL VALLEY MASTER PLAN.

Project planner Anna Quenga presented the project, the scoring recommendation, and changes to the staff report listed in the errata memorandum.

Counsel Wendy Strimling provided a clarification of the required scoring system and recommended deleting condition 65 because another updated condition addresses the inclusionary housing requirement. Commissioners asked about the applicability of Board of Supervisors Resolution No. 02-024, the water system management, how water is allocated, and enforcement of the water use. Environmental Health representative Roger VanHorn clarified the usage of water and how it is allotted to each unit.

Public Comment: Anthony Lombardo, representative for owner. Christine Williams, Carmel Valley Association. Anthony Lombardo provided a rebuttal.

The Commission deliberated.

Public Comment (public hearing was reopened to hear from applicant): Anthony Lombardo stated that condos would be live/work units.

It was moved by Commissioner Isakson, seconded by Commissioner Brown that the item be trailed to later in the meeting to bring back a complete resolution. Commissioner Diehl asked that the item be trailed without the vote and be heard after Item #5. Commission agreed to trail item to be heard after Item #5 on the agenda.

5. LAND USE ADVISORY COMMITTEES - PD090198

PLANNING AREA: COUNTY-WIDE. PROJECT PLANNER: CARL HOLM. ENVIRONMENTAL STATUS: N/A. PROJECT DESCRIPTION: CONTINUED FROM 8/26/09. CONSIDER CHANGES TO LAND USE ADVISORY COMMITTEES (LUACS) INCLUDING ADJUSTMENT OF MEMBERS' TERMS, REAPPOINTMENT OF MEMBERS, ACKNOWLEDGEMENT OF VACANCIES, AND BOUNDARY AND ORGANIZATIONAL CHANGES TO SEVERAL LUACS AND NEIGHBORHOOD DESIGN COMMITTEES.

Project planner Carl Holm discussed the staff recommendations and requested action on four items and direction on the fifth item.

Commissioner Ottone left at 11:22 a.m.

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Isakson and passed by the following vote to approve the changes listed in Items 1 through 4 of staff's recommendation:

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

The fifth item, to provide direction on new boundaries or reorganization of LUACs, was discussed among the Commissioners.

It was moved by Commissioner Diehl, seconded by Commissioner Brown and passed by the following vote to recommend changes to the guidelines to modify the minimum number of voting members from five to three with all three persons present take action and present revised guidelines at the next Planning Commission hearing

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

Item H, Department Report, was taken up next.

H. DEPARTMENT REPORT

Secretary Novo reported on the State budget impacts on the county and upcoming projects from the referral list.

Commissioner Brown inquired about the drafting of the wind energy ordinance.

TRAILED ITEM (Continued)

4. STEINY DOUGLAS & LISA - PLN090060

PLANNING AREA: CARMEL VALLEY MASTER PLAN AREA. PROJECT PLANNER: ANNA QUENGA. ENVIRONMENTAL STATUS: ADDENDUM TO ADOPTED MITIGATED NEGATIVE DECLARATION. PROJECT DESCRIPTION: AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT AND GENERAL DEVELOPMENT PLAN (PLN060638) CONSISTING OF A STANDARD SUBDIVISION VESTING TENTATIVE MAP TO ALLOW THE DIVISION OF AN EXISTING 1.57 ACRE PARCEL INTO ONE PARCEL OF 5,135 SQUARE FEET (UNIT 1); ONE PARCEL OF 2,365 SQUARE FEET (UNIT 2); AND FOUR PARCELS OF 1,329 SQUARE FEET (UNITS 3, 4, 5, AND 6); AND A 1.39 ACRE COMMON AREA PARCEL (PARCEL A), RESPECTIVELY. THE PROPOSED SUBDIVISION WILL SEPARATE THE SIX BUILDINGS WHICH WERE APPROVED UNDER FILE NO. PLN060638 INTO SEPARATE CONDOMINIUM

UNITS. THE PROPERTIES ARE LOCATED AT 25 WEST CARMEL VALLEY ROAD, CARMEL VALLEY (ASSESSOR PARCEL NUMBER'S 187-433-017-000 AND 187-433-018-000) CARMEL VALLEY MASTER PLAN.

Project Planner Anna Quenga presented new and revised conditions. Changes were made to several proposed conditions.

It was moved by Commissioner Isakson, seconded by Commissioner Brown to accept staff's recommendation to approve the project with the revised conditions. The motion failed with the following vote:

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

Counsel suggested the option of continuing the item to a date certain. It was moved by Commissioner Isakson, seconded by Commissioner Diehl, and passed by the following vote to continue the hearing on the item to September 30, 2009:

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

Lunch recess – 11:45 a.m. – Reconvene 1:30 p.m. Commissioner Isakson was not present for the afternoon session; Commissioner Ottone returned for the afternoon session.

6. COUNTY OF MONTEREY RESOURCE MANAGEMENT AGENCY - HOUSING AND REDEVELOPMENT - GPZ090001

SITUS LOCATION: COUNTY-WIDE. PLANNING AREA: COUNTY-WIDE. PROJECT PLANNER: MARTI NOEL. ENVIRONMENTAL STATUS: UNDER PREPARATION. PROJECT DESCRIPTION: PUBLIC WORKSHOP TO DISCUSS PRELIMINARY DRAFT OF THE UPDATE OF THE HOUSING ELEMENT OF THE COUNTY GENERAL PLAN.

Marti Noel, Housing Office, and Veronica Tam, consultant, discussed the preliminary draft update of the Housing Element

Veronica Tam presented the Monterey County Housing Element updates and changes.

Public Comment: Bob Petty, Alliance on Aging

It was moved by Commissioner Brown, seconded by Commissioner Sanchez and passed by the following vote to continue the workshop to September 30, 2009:

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

Break 2:14 pm – Reconvene 2:20 pm

7. **STAGECOACH TERRITORY-RED BARN -PD080726**
PLANNING AREA: NORTH COUNTY (NON-COASTAL AREA). PROJECT
PLANNER: MIKE NOVO/STEVE MASON. ENVIRONMENTAL STATUS: N/A.
PROJECT DESCRIPTION: CONTINUED HEARING FROM 8/5/09 REGARDING
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.

Project planner Mike Novo presented the draft resolution, per the Planning Commission's motion at the August 5th, 2009 hearing.

Public Comment: Myron Etienne and Christine Kemp, representatives for applicant; Gordon Sonne; Carolyn Anderson; Sean Keller.

Christine Kemp, representative for applicant, provided a rebuttal and accepted the recommended conditions of approval.

It was moved by Commissioner Padilla, seconded by Commissioner Sanchez and passed by the following vote to accept staff's recommendation to adopt the resolution:

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

G. OTHER MATTERS: None

H. DEPARTMENT REPORT - *Taken up earlier*

I. ADJOURNMENT – 2:51 p.m.

Date Accepted: May 12, 2010

ATTEST



Mike Novo, Secretary

MN/ca