

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
WEDNESDAY, JANUARY 13, 2010
MINUTES**

9:00 A.M.

PLEDGE OF ALLEGIANCE

A. ROLL CALL

Present: Paul Getzelman, Jay Brown (Vice-Chair), Nancy Isakson, Aurelio Salazar, Keith Vandevere (Chair), Juan Sanchez, Martha Diehl, Cosme Padilla, Matthew Ottone

B. PUBLIC COMMENTS - None

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Secretary Novo pulled the December 9, 2009 minutes from the agenda because they were not yet finalized.

D. APPROVAL OF MINUTES: October 28, and November 18, 2009 (December 9, 2009 minutes were pulled under Item C).

It was moved by Commissioner Ottone, seconded by Commissioner Brown and passed by the following vote to approve the October 28, 2009 minutes with corrections to Item E:

AYES: Brown, Isakson, Rochester, Vandevere, Sanchez, Diehl, Padilla, Ottone
NOES: None
ABSENT: None
ABSTAIN: Getzelman, Salazar (absent for that meeting)

It was moved by Commissioner Diehl, seconded by Commissioner Sanchez and passed by the following vote to approve the November 18, 2009 minutes with correction to Item E:

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

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Salazar inquired about the Statement of Economic Interests and attending the required ethics training. Secretary Novo stated that staff will check when the training is available again.

Chair Vandevere informed the Commission and the public that this is Commissioner Isakson's last hearing and commended her for her work on the Commission. Commissioner Isakson thanked the Chair and the public for their support.

F. SCHEDULED ITEMS

**1. CASTROVILLE COMMUNITY PLAN AMENDMENT AND REZONING -
PLN090014**

PROJECT LOCATION: CASTROVILLE. **PLANNING AREA:** NORTH COUNTY NON-COASTAL. **PROJECT PLANNER:** ANNA QUENGA. **ENVIRONMENTAL STATUS:** CONSIDER PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT. **PROJECT DESCRIPTION:** HEARING CONTINUED FROM DECEMBER 9, 2009. PUBLIC HEARING TO CONSIDER RECOMMENDATION TO BOARD OF SUPERVISORS TO: 1) AMEND SECTION 21.08 OF THE MONTEREY COUNTY ZONING ORDINANCE TO CREATE A NEW COMMUNITY PLAN ZONING DISTRICT (CP) TO APPLY COMMUNITY PLAN DEVELOPMENT STANDARDS TO AREAS OF THE COUNTY FOR WHICH A COMMUNITY PLAN HAS BEEN ADOPTED; 2) AMEND THE SECTIONAL ZONING DISTRICT MAP 21-104 TO REZONE THE CASTROVILLE COMMUNITY PLAN INLAND AREAS FROM THEIR FORMER ZONING TO A "CP" DISTRICT; AND 3) ADOPT A GENERAL PLAN AMENDMENT TO AMEND THE CASTROVILLE COMMUNITY PLAN (CCP) AS APPLIED TO THE INLAND AREA TO ADOPT CCP DESIGN GUIDELINES AND SITE DEVELOPMENT STANDARDS AS APPENDICES TO THE CASTROVILLE COMMUNITY PLAN. THE PROPERTIES ARE LOCATED WITHIN THE CASTROVILLE COMMUNITY PLAN BOUNDARY, INLAND AREA.

Project planner Anna Quenga presented the project. Staff recommended corrections to the draft resolution, including the wording of the recommendation to the Board of Supervisors.

Commissioners inquired about accessory units, resolution findings, and the purpose of the amendment. Deputy County Counsel Strimling and planning staff provided clarification on the questions.

PUBLIC COMMENT: None

It was moved by Commissioner Padilla, seconded by Commissioner Rochester and passed by the following vote to consider the certified EIR and recommend that the Board of Supervisors adopt an ordinance to amend the zoning ordinance and adopt the General Plan amendment:

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

2. HOLMAN RANCH HOLDINGS LLC - PLN080450

PLANNING AREA: CARMEL VALLEY MASTER PLAN. **PROJECT PLANNER:** PAULA BRADLEY. **ENVIRONMENTAL STATUS:** MITIGATED NEGATIVE DECLARATION. **PROJECT DESCRIPTION:** HEARING CONTINUED FROM DECEMBER 9, 2009. 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, A 240 SQUARE FOOT EQUIPMENT STORAGE BUILDING; 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; 5) DESIGN APPROVAL. A NEW SMALL WATER SYSTEM WAS INSTALLED AND GRADING IS APPROXIMATELY 3,960 CUBIC YARDS (1,980 CUBIC YARDS CUT AND 1,980 CUBIC YARDS FILL, BALANCED ON-SITE). 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 presented the project and an errata document. Les Girard, Assistant County Counsel, advised the Commission concerning the water rights issue.

Commissioner Isakson suggested Condition #25 be modified to reflect the water rights discussion.

PUBLIC COMMENT: Anthony Lombardo, representative for applicant, requested that a condition be added to public wine tasting other than associated with an event and not allow import of grapes. Mr. Lombardo stated they are in agreement with staff recommendation and the suggested changes by County Counsel and staff and requested inclusion of the conditions regarding wine tasting and amount of wine produced.

Recess: 10:25 Reconvene: 10:46

NOTE: Commissioner Salazar did not return after the break

PUBLIC COMMENT (continued): Mel Spehn; Christine Williams; David Burbidge; Dale Agron; Todd Norgaard; Margaret Robbins; Neil Agron; Ian Martin; Christine Cater; Marge Ingram-Viales; Colleen Martino; Pete Azavedo; Jessica Kent; Jerome Viel; Nancy Rohan; Hunter Lowder; Jon Kasky; Jean Carvell; Kent Ciucci; Earl Meyers; Heath Matson; Nick Elliott; Jeffrey Andrews; Barbara Diamond; Meg Giberson; Ed Mitchell; Linda Rayden; Scott McClelland.

Mr. Lombardo presented rebuttal. Tom Lowder, applicant, spoke.

Chad Alinio, Public Works suggested updated language for condition 37 regarding impact fees.

Commissioners asked about limits on the project and comments from the Monterey Peninsula Water Management District. Roger VanHorn, Environmental Health, responded. Commissioner Isakson suggested a condition be included regarding the water distribution permit. Chair Vandevere suggested that staff work with Counsel to make sure that all the findings incorporate

the Commission's changes. Counsel clarified the changes discussed, and Secretary Novo suggested fixing any typos in report.

It was moved by Commissioner Diehl, seconded by Commission Isakson and passed by the following vote to approve the project including changes as suggested by County Counsel and staff, two new conditions recommended by the applicant, and clarification of the findings, with staff to work with County Counsel.

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

3. GENERAL PLAN 2007 - PLN070525

PROJECT PLANNER: ALANA KNASTER AND CARL HOLM. **ENVIRONMENTAL STATUS:** DRAFT ENVIRONMENTAL IMPACT REPORT PREPARED. **PROJECT DESCRIPTION:** DISCUSS SCHEDULE AND PROCESS FOR FUTURE HEARINGS ON GENERAL PLAN UPDATE.

Assistant Director Carl Holm stated that staff is continuously working on the project and plans to have a strikeout and underlined version to the Commission by the end of February.

4. MONTEREY COUNTY PLANNING COMMISSION - PD070806

PROJECT LOCATION: N/A. **PROJECT PLANNER:** MIKE NOVO. **ENVIRONMENTAL STATUS:** N/A. **PROJECT DESCRIPTION:** PLANNING COMMISSION NOMINATING COMMITTEE.

Secretary Novo stated that a nominating committee needed to be appointed to appoint a new Chair and Vice-Chair. Chair Vandevere appointed Commissioner Sanchez as Chair and Commissioners Diehl and Rochester as members of the nominating committee.

G. OTHER MATTERS: SOUTH COAST LUAC: Resignation - Kathleen Novoa

Commissioner Diehl stated that Novoa resigned due to long drives and short meetings. She is interested in being reappointed if activity picks up. Staff was directed to send a letter of appreciation.

H. DEPARTMENT REPORT

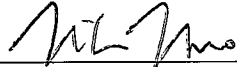
Secretary Novo discussed the archeological resources in the County and why the archaeological condition is placed on staff reports. He described the the Planning Department process when human or other cultural remains are discovered on properties.

Commissioner Diehl noted that the Carmel Valley Visitor Serving information, on the referral sheet, will be brought before them at the end of the month.

I. ADJOURNMENT – 12:25 p.m.

Date Adopted: March 31, 2010

ATTEST

A handwritten signature in black ink, appearing to read "Mike Novo", is written above a horizontal line.

Mike Novo

MN/ca