

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
WEDNESDAY, AUGUST 11, 2010
MINUTES**

PLEDGE OF ALLEGIANCE - 9:00 A.M.

A. ROLL CALL

Present Commissioners Getzelman, Vandevere, Roberts, Salazar, Brown (Chair),
Sanchez, Diehl, Padilla, Ottone (Vice Chair)
Absent. Commissioner Rochester

B. PUBLIC COMMENTS - NONE

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS - NONE

D. APPROVAL OF MINUTES - June 9, 2010

It was moved by Commissioner Vandevere and seconded by Commissioner Diehl to approve the minutes of June 9, 2010, by the following vote:

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

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioners Brown, Salazar commented and had questions regarding Roberts of Rules order. County Counsel will bring back information about the official rules.

F. SCHEDULED ITEMS

1. **BELLI JENNIFER E - PLN100188 - PLANNING AREA:** GREATER SALINAS AREA PLAN. **PROJECT PLANNER:** VALERIE NEGRETE. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. **PROJECT DESCRIPTION:** USE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF AN ATTACHED 224 SQUARE FOOT BEDROOM ADDITION AND A 138 SQUARE FOOT INTERIOR REMODEL TO AN EXISTING 1,425 SQUARE FOOT SINGLE FAMILY DWELLING IN AN HR DISTRICT (SPRECKELS) PURSUANT TO MONTEREY COUNTY CODE SECTION 21.54.080.A. THE PROPERTY IS LOCATED AT 20 THIRD STREET, SPRECKELS. (ASSESSORS PARCEL NUMBER 177-043-006-000) GREATER SALINAS AREA PLAN.

Project planner Valerie Negrete presented project.

Applicant Jennifer Belli agreed to conditions of the project.

Public comment: None

It was moved by Commissioner Vandevere, seconded by Commissioner Sanchez and passed by the following vote to categorically exempt the project and approve the Use Permit and Design Approval, based on the findings and evidence and subject to the conditions of approval.

AYES: Getzelman, Vandevere, Roberts, Salazar, Brown, Sanchez, Diehl, Padilla, Ottone

NOES: None

ABSENT: Rochester

ABSTAIN: None

2. **VOSTI MICHAEL & KRISTIN A TRS - PLN100191** - PLANNING AREA: GREATER SALINAS AREA PLAN. PROJECT PLANNER: VALERIE NEGRETE. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: USE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF NEW DETACHED 476 SQUARE FOOT GARAGE IN AN HR DISTRICT (SPRECKELS) PURSUANT TO MONTEREY COUNTY CODE SECTION 21.54.080.A. THE PROPERTY IS LOCATED AT 79 RAILROAD AVENUE, SPRECKELS (ASSESSOR'S PARCEL NUMBER 177-043-009-000).

Project Planner Valerie Negrete presented project. Staff made correction to date in Item 1.f regarding date of approval.

Ed Rinehart, representative for applicant, agreed with conditions on the project.

Public comment: None

It was moved by Commissioner Vandevere, seconded by Commissioner Sanchez and passed by the following vote to categorically exempt the Project and approve the Use Permit and Design Approval, based on the findings and evidence and subject to the conditions with the corrections made by staff:

AYES: Getzelman, Vandevere, Roberts, Salazar, Brown, Sanchez, Diehl, Padilla, Ottone

NOES: None

ABSENT: Rochester

ABSTAIN: None

Break 9:20 a.m. Reconvene 9:32 a.m.

3. **COUNTY OF MONTEREY RMA PLANNING DEPARTMENT - REF100022**
PLANNING AREA: CARMEL VALLEY MASTER PLAN AREA. **PROJECT PLANNER:** JACQUELINE ONCIANO. **PROJECT DESCRIPTION:** REPORT AND ORAL PRESENTATION TO THE PLANNING COMMISSION REGARDING VISITOR SERVING ACCOMMODATION UNITS WITHIN THE CARMEL VALLEY MASTER PLAN AREA.

Project Planner Jacqueline Onciano gave oral presentation regarding the visitor-serving accommodation units within the Carmel Master Plan area.

Public Comment: Margaret Robbins

Commissioner Diehl asked that the information would be placed into the plan as a procedure. Commissioner Sanchez asked for an update on the lot numbers.

It was moved by Commissioner Diehl, seconded by Commissioner Vandevere and passed by the following vote to accept the report:

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

Break 9:45 a.m. - Reconvene 10:06

- 4. DRAFT 2010 MONTEREY COUNTY GENERAL PLAN - PLN070525 PROJECT PLANNERS: ALANA KNASTER AND CARL HOLM. ENVIRONMENTAL STATUS: FINAL ENVIRONMENTAL IMPACT REPORT PREPARED. PROJECT DESCRIPTION: CONTINUED FROM JULY 28, 2010. PUBLIC HEARING TO CONSIDER THE DRAFT 2010 GENERAL PLAN AND ENVIRONMENTAL IMPACT REPORT AND ADOPT PLANNING COMMISSION RECOMMENDATION TO THE BOARD OF SUPERVISORS.**

Project planner Alana Knaster presented the proposed resolution containing the Planning Commission's recommendation to the Board of Supervisors on the General Plan. She suggested revisions to the draft resolution. Carl Holm described the General Plan drafts available on the County website.

The Commission discussed the proposed findings in the resolution and suggested corrections..

Commissioner Ottone proposed changes in the Planning Commission's transmittal letter for the General Plan. Counsel indicated that the Commission had discretion to revise the transmittal letter from the prior hearing.. Commissioner Diehl proposed a change in the transmittal memo regarding the issue of long term sustainable water supply.

Public Comment: Ed Mitchell, Prunedale Neighbors Group; Margaret Robbins, Carmel Valley; Jan Mitchell, Prunedale Preservation Alliance; Virginia Jamison, Ag Land Trust; Nancy Isakson; Christopher Bunn, Monterey County Farm Bureau.

Alana Knaster responded to issues raised in the public comments.

Commission discussion ensued regarding PS-3.2, the criteria for determining Long Term Sustainable Water Supply, and the Glossary definition of Long Term Sustainable Water Supply. The Commission also considered a request by the Ag Land Trust.

It was moved by Commissioner Ottone, seconded by Commissioner Diehl to ,modify Policy PS 3.2 and the Glossary definition of Long Term Sustainable Water Supply to indicate in the text of the General Plan to be forwarded to the Board of Supervisors that the criteria in Policy 3.2 and

definition of Long Term Sustainable Water Supply are to be determined by the Board of Supervisors..

AYES: Getzelman, Vandever, Roberts, Salazar, Brown, Sanchez, Diehl, Padilla, Ottone
NOES: None
ABSENT: Rochester
ABSTAIN: None

County Counsel Les Girard advised the Commission.

It was moved by Commissioner Vandever, seconded by Commissioner Sanchez and passed by the following vote to accept the draft General Plan with the changes made by the Planning Commission for the recommendation to the Board of Supervisors:

AYES: Getzelman, Vandever, Roberts, Salazar, Brown, Sanchez, Diehl, Padilla, Ottone
NOES: None
ABSENT: Rochester
ABSTAIN: None

It was moved by Commissioner Vandever, seconded by Commissioner Sanchez and passed by the following vote to approve the transmittal letter to the Board of Supervisors with the suggested changes.

AYES: Getzelman, Vandever, Roberts, Salazar, Brown, Sanchez, Diehl, Padilla, Ottone
NOES: None
ABSENT: Rochester
ABSTAIN: None

It was moved by Commissioner Sanchez, seconded by Commissioner Ottone and passed by the following vote to adopt the proposed resolution, with changes to add a recital describing the Planning Commission's hearings on GPU 4 and to correct the statement of a vote in Recital R.

AYES: Getzelman, Vandever, Roberts, Salazar, Brown, Sanchez, Diehl, Padilla, Ottone
NOES: None
ABSENT: Rochester
ABSTAIN: None

Alana Knaster and the Commission thanked everyone who put in the work to make all of this possible, including the public.

H. DEPARTMENT REPORT - NONE

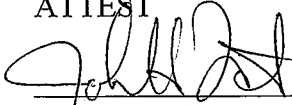
G. OTHER MATTERS - NONE

Two Planning Commission site visits are scheduled for August 18, 2010. At 9:30 a.m. the Planning Commission will visit the Omni site at the Corral de Tierra and SR-68 intersection and at 10:30 a.m. the Planning Commission will go to the Rancho Cielo site. Counsel clarified that this is considered as a Special Meeting for the Planning Commission and not a Public Hearing on the projects.

I. ADJOURNMENT - 11:15 a.m.

Date Adopted: October 13, 2010

ATTEST

A handwritten signature in black ink, appearing to read 'John Ford', is written over a horizontal line.

John Ford, Secretary
JF/ca