

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
WEDNESDAY, DECEMBER 8, 2010
MINUTES**

PLEDGE OF ALLEGIANCE - 9:00 A.M.

A. ROLL CALL

Present: Paul Getzelman, Keith Vandevere, Amy Roberts, Don Rochester, Aurelio Salazar, Jr., Jay Brown (Chair), Martha Diehl, Matthew Ottone
Absent: Cosme Padilla, Juan Sanchez

B. PUBLIC COMMENTS - None

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

D. APPROVAL OF MINUTES: October 13, 2010

It was moved by Commissioner Vandevere, seconded by Commissioner Roberts, and passed by the following vote to approve the minutes of October 13, 2010:

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

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS - None

F. SCHEDULED ITEMS

Secretary Novo informed the public of speaker forms being available.

- 1. MENDOZA PABLO S & ANTONIA A - PLN100305. Project Planner:** Steve Mason. **Environmental Status:** Categorically Exempt. **Project Description:** Use Permit (no-fee per Section 21.54.090.1) and Design Approval for the demolition of an existing 360 square foot garage and 80 square foot shed, and the construction of a new 441 square foot detached garage. Materials to consist of wood siding, banana cream paint (to match existing single family dwelling), and Timberline-type asphalt shingles. The property is located at 31 Second Street, Spreckels (Assessor's Parcel Number 177-033-015-000), Greater Salinas Area Plan.

Project planner Steve Mason presented the project.

Public Comment: None.

It was moved by Commissioner Getzelman, seconded by Commissioner Salazar, and passed by the following vote to approve the project:

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

Commissioner Diehl suggested this is the type of project that could be placed on the agenda as a "Consent" item.

The Commission asked that the Department Report be heard before the next public hearing item.

H. DEPARTMENT REPORT

Secretary Novo discussed a possible date for a site visit to the Villas de Carmelo project site. He also informed the Commission of the Board of Supervisors' approval of the General Plan and lawsuits that had been filed. He also announced that the County is looking to have public hearing packets be electronic in the near future. Commissioner Brown inquired about increased Planning Commission workload if the Subdivision Committee is eliminated. Secretary Novo stated there have not been many projects over the past three years and it should not be a significant impact on agendas. The suggestion of a "Consent" agenda by Commissioner Diehl may suffice for items such as lot line adjustments.

The Commission returned to Scheduled Items, Item F.2.

- 2. OMNI ENTERPRISES LLC - PLN020344. Project Planner:** Luis Osorio.
Environmental Status: Environmental Impact Report prepared. **Project Description:** Combined Development Permit consisting of: 1) Use Permit for development of a new 126,500 square foot shopping center including retail and office space, 508 parking spaces and landscaping; 2) General Development Plan; 3) Design Approval; and 4) Standard Subdivision Tentative Map to subdivide two existing lots of record (5.3 and 5.6 acres) into seven lots (2.4, 1.3, 1.6, 2.6, 0.9, 0.7 and 1.1 acres respectively). The Applicant also requests Rezoning of the subject property to remove the "B-8" Overlay Zoning District from the property's overall "LC-B-8-D" Zoning Designation. The property is located in the southeast corner of the State Highway 68 and Corral De Tierra Road intersection, Salinas (Assessor's Parcel Numbers 161-571-003-000 & 161-581-001-000), Toro area.

Project planner Luis Osorio presented the project along with Planning Manager John Ford and Deputy RMA Director Alana Knaster. Assistant County Counsel Leslie Girard advised the Commission. Project planner Luis Osorio presented the errata.

Public Comment: Applicant representative Brian Finegan, Paul Melton, project architect, David Zender, project economic specialist; Gary Black, project traffic consultant; Edward Ballman, project hydrologist;

Lunch Break – 12:10 p.m. – Reconvene 1:30 p.m.

The Commission asked that Items F.3 and F.4 be heard before resuming with the Omni (F.2) public hearing item.

3. **1:30PM - COUNTY OF MONTEREY - SUBDIVISION ORDINANCE (TITLE 19) PROPOSED ORDINANCE TO ELIMINATE SUBDIVISION COMMITTEE - REF100014. Project Planner:** Jacqueline R. Onciano. **Project Description:** **Continued from November 10, 2010.** Amendment to Title 19 (Subdivision Ordinances for the Coastal and Non-coastal unincorporated areas of the County) of the Monterey County Code to eliminate the Minor and Standard Subdivision Committees and designate the Monterey County Planning Commission as the appropriate authority to consider subdivision applications. The Ordinance will also make corresponding amendments to Title 20 (coastal zoning ordinance) and Title 21 (non-coastal zoning ordinance) to eliminate references to the Subdivision Committee and substitute Planning Commission for Subdivision Committee.

Project planner Jacqueline Onciano requested a continuance to January 12, 2011 to allow time to resolve some technical issues.

Public Comment: None.

It was moved by Commissioner Vandevere, seconded by Commissioner Diehl, and passed by the following vote to continue the hearing to January 12, 2011:

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

4. **VENOCO LLC (AVILA SAM TR. ET AL; WARD ROWENA JOANNE, TR; PORTER ESTATES LTD). Project File Nos:** PLN090118; PLN090119; PLN090120 and PLN100632. **Project Planner:** Ramon Montano. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** An Appeal by Steve Craig from the Zoning Administrator's approval of Use Permits PLN090118, PLN090119, and PLN090120 for Venoco LLC. to drill up to nine (9) exploratory oil and natural gas wells on three separate properties (referred to as sites 34b, 7a, 1b). The three project sites are located along the west side of Highway 101 within the South County Area Plan. The project will require a total of 30,010 cubic yards of grading. The appeal includes a request for the Planning Commission to waive and return the appeal fees to the Appellant. Recommended Action: 1) Deny the Appeal Fee Waiver request, 2) Conduct the public hearing; and 3) Continue the hearing to March 30, 2011 to provide an opportunity for additional analysis of issues raised on appeal.

Project planner Ramon Montano, with the concurrence of the applicant and the appellant, requested a continuance of the public hearing to March 30, 2011..

Public Comment: None.

It was moved by Commissioner Salazar, seconded by Commission Getzelman, and passed by the following vote to continue the project hearing to March 30, 2011:

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

ABSTAIN: None

The Commission returned to Scheduled Items, Item F.2.

2. OMNI ENTERPRISES LLC - PLN020344 (CONTINUED FROM EARLIER IN THE MEETING)

Public Comment (continued): Ron Cheshire; Dennis Mar, League of Women Voters; Tony Phelps (read letter from Dale Kiminy); Wendy Phelps Grimm; Tom Parola; John Vorwerck; Helene Daniels; Larry Daniels; Sara Phelps ; Don Bolles; Beverly Bean; Dwight Stump; Arlene Guest; Carolyn Ennis; Susan Bacigalupi; Lauren Keenan; Mike Weaver; Jim Hlavacek; Jim Eagle; Martin Vonnegut; George McInnis.

Break 3:07 Reconvene 3:19

Public Comment (continued): Myron Seres; Dee Dee Nucci-Reyna; Greg Knowles; Mark Moeller; Daniel Riley; Andrew Ausonio; Tom Worthington; Rudy Rosales; Spencer Myers; Billie French; Heidi Guillermo; Reagan Shoone; Nan Wershel (read letter from Jordan Daniels); Carl Davis; Tom Houde; Eric Peterson; Amy White, LandWatch; Julie Engell; Terry Shadduck; Steve Bean; Molly Erickson, Highway 68 Coalition.

Applicant representatives Brian Finegan, David Zander, Edward Ballman, Will Halligan, and Rich Weber responded to the public testimony.

Due to the lateness of the hour, it was moved by Commissioner Ottone, seconded by Commissioner Getzelman, and passed by the following vote to continue the hearing to January 12, 2011, at 9 a.m., with the hearing closed unless new information was provided by staff for the next meeting:

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

G. OTHER MATTERS

The dates of January 5th or 19th had previously been suggested for a field trip to Villa de Carmelos. Secretary Novo advised that an email would be sent regarding the time and date.

I. ADJOURNMENT - 5:14 p.m.

Date Adopted: February 9, 2011

ATTEST



Mike Novo, Secretary

MN/ca