

DRAFT
MONTEREY COUNTY PLANNING COMMISSION
WEDNESDAY, MAY 26, 2010
MINUTES

PLEDGE OF ALLEGIANCE - 9:00 A.M.

A. ROLL CALL

Present: Commissioners Getzelman, Vandevere, Roberts, Rochester, Ottone, Sanchez, Diehl, Padilla, Brown, Salazar (arrived at approximately 9:08 a.m.)

B. PUBLIC COMMENTS - None

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS - None

D. MINUTES: Accept July 8, July 29 and August 26, 2009

It was moved by Commissioner Vandevere, seconded by Commissioner Diehl and passed by the following vote to accept the minutes of **July 8, 2009**:

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

It was moved by Commissioner Vandevere, seconded by Commissioner Diehl and passed by the following vote to accept the minutes of **July 29, 2009**:

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

It was moved by Commissioner Sanchez, seconded by Commissioner Rochester and passed by the following vote to accept the minutes of **August 26, 2009**:

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

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Diehl requested to place on the referral list an investigation of the question regarding the protection of archaeological resources in relation to excavation particularly in the Carmel Point area.

Commissioner Salazar arrived at 9:08 a.m.

F. SCHEDULED ITEMS

- 1. MONTEREY COUNTY HOUSING AND REDEVELOPMENT - GPZ090001, HOUSING ELEMENT. PLANNING AREA:** COUNTY-WIDE. **PROJECT PLANNER:** MARTI NOEL. **ENVIRONMENTAL STATUS:** INITIAL STUDY AND DRAFT NEGATIVE DECLARATION PREPARED. **PROJECT DESCRIPTION:** MONTEREY COUNTY HOUSING ELEMENT 2009-2014.

Marti Noel, Assistant Director of Monterey County Housing and Redevelopment Office gave an overview of recommendations and provided errata. Veronica Tam, Housing Consultant, provided an overview of the Housing Element.

The Commissioners asked questions relating to affordable housing, placement of units in Castroville, Inclusionary Housing, and consistency with the General Plan. Commissioner Vandevere recommended clarification of Policy H-3.3 related to density of units in Community Areas to indicate that the adopted Castroville Community Plan complies with the policy and that the policy as applied to remaining Community Areas would become effective only with adoption of the 2010 General Plan Update. Commissioner Diehl requested a finding be added to that states that if inconsistencies between the Housing Element and 2010 draft General Plan were identified or emerge during the course of the General Plan update proceedings, it is the intent of staff and recommendation of the Planning Commission that the Board of Supervisors would resolve any such inconsistencies by the amending the Housing Element to achieve consistency with the 2010 General Plan Amendments.

Public Comment: Margaret Robbins.

It was moved by Commissioner Ottone, seconded by Commissioner Diehl and passed by the following vote to adopt the proposed resolution recommending that the Board of Supervisors adopt the Negative Declaration and adopt the Housing Element amending the 1982 General Plan with suggested revisions to the resolution, including adding a finding (as read into the record by counsel) relating to amendment of Housing Element if inconsistencies emerge between the Housing Element and the 2010 General Plan update recommending revision of Policy H-3.3 as discussed, and recommending Board review all policies in the element to ensure they had the appropriate CEQA review:

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

- 2. ALADIN PROPERTIES & AUSONIO NANCY B TR - PLN090080**
PLANNING AREA: NORTH COUNTY - NON-COASTAL. **PROJECT PLANNER:** DAN LISTER.
ENVIRONMENTAL STATUS: ENVIRONMENTAL IMPACT REPORT PREVIOUSLY PREPARED.
PROJECT DESCRIPTION: CONTINUED FROM 5/12/10. USE PERMIT AND GENERAL DEVELOPMENT PLAN FOR THE CONSTRUCTION OF A 23,628 SQUARE FOOT, TWELVE UNIT

WAREHOUSE/COMMERCIAL FACILITY. THE PROPERTY IS LOCATED AT 11160 COMMERCIAL PARKWAY, CASTROVILLE (ASSESSOR'S PARCEL NUMBER 133-491-043-000), NORTH COUNTY AREA PLAN, NON-COASTAL ZONE.

Project Planner Dan Lister requested a continuance of the hearing on the project to June 30, 2010.

Public Comment: None.

It was moved by Commissioner Vandevere, seconded by Commissioner Rochester and passed by the following vote to continue the hearing on the project to June 30, 2010:

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

Break 10:25 a.m. - Reconvene 10:44 a.m.

3. MID VALLEY FIRE PROTECTION DISTRICT - GPZ09000

PLANNING AREA: CARMEL VALLEY MASTER PLAN. **PROJECT PLANNER:** DAVID MACK. **ENVIRONMENTAL STATUS:** NEGATIVE DECLARATION. **PROJECT DESCRIPTION:** GENERAL PLAN AMENDMENT TO CHANGE GENERAL PLAN LAND USE DESIGNATION FROM PUBLIC-QUASI-PUBLIC TO VISITOR-SERVING/PROFESSIONAL OFFICE; REZONE A 0.35 ACRE PARCEL FROM PUBLIC-QUASI-PUBLIC ZONING DISTRICT TO VISITOR-SERVING/PROFESSIONAL OFFICE DISTRICT. A MINOR SUBDIVISION TENTATIVE MAP TO ALLOW A DIVISION OF A 1.98 ACRE PARCEL INTO TWO PARCELS OF 0.35 ACRES (PARCEL 1) AND 1.63 ACRES (PARCEL 2). PARCEL 1 INCLUDES AN EXISTING SINGLE FAMILY DWELLING, AND PARCEL 2 INCLUDES THE EXISTING MID-VALLEY CARMEL VALLEY FIRE STATION. A GENERAL DEVELOPMENT PLAN FOR PROPOSED PARCEL 1. THE PROPERTY IS LOCATED AT 8455 CARMEL VALLEY ROAD, CARMEL (ASSESSORS PARCEL NUMBER 169-061-014-000), CARMEL VALLEY MASTER PLAN AREA.

Project Planner John Ford stated that the Mid Valley FPD has requested that the application be withdrawn.

Public Comment: Applicant, Dorothy Priolo, Deputy Fire Marshal.

No action by the Commission was needed, as the application was withdrawn.

4. CHAPIN DONALD D JR/BARBARA A TRS - PLN100056

PLANNING AREA: CENTRAL SALINAS VALLEY. **PROJECT PLANNER:** CYNTHIA BETTENCOURT. **ENVIRONMENTAL STATUS:** NOT APPLICABLE. **PROJECT DESCRIPTION:** FEE WAIVER REQUEST FOR AN ADMINISTRATIVE PERMIT TO ALLOW THE PLACEMENT OF A 1,344 SQUARE FOOT MANUFACTURED HOME GREATER THAN 10 YEARS OLD. THE PROPERTY IS LOCATED AT 40500 METZ ROAD, KING CITY (ASSESSOR'S PARCEL NUMBER 245-011-008-000), CENTRAL SALINAS VALLEY AREA

Planning Manager Laura Lawrence and Land Use Technician Cynthia Bettencourt presented the fee waiver request.

Public Comment: Sue Putnam, representative for applicant.

The tem was trailed to be heard after Item 5 to determine what fees had already been paid.

5. RECTOR WARDENS & VESTRYMEN - PLN060426

PLANNING AREA: CARMEL VALLEY MASTER PLAN. **PROJECT PLANNER:** NADIA AMADOR. **ENVIRONMENTAL STATUS:** CATEGORICALLY EXEMPT. **PROJECT DESCRIPTION:** COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) AN AMENDMENT TO USE PERMIT NO. PC96052 (PRE-SCHOOL) TO ALLOW THE INCREASE OF STUDENT ENROLLMENT FROM 24 TO 40 STUDENTS AND THE ADDITION/REMODEL OF THE EDUCATION BUILDING FACILITY ; (2) AN ADMINISTRATIVE PERMIT FOR DEVELOPMENT IN A SITE PLAN REVIEW DISTRICT ("S" DISTRICT); (3) A USE PERMIT FOR DEVELOPMENT IN THE CARMEL VALLEY FLOOD PLAIN; (4) A FEE WAIVER REQUEST; (5) A DESIGN APPROVAL; AND (6) REZONING TO CORRECT A ZONING MAPPING ERROR OF ASSESSOR'S PARCEL NUMBERS 416-024-014-000 AND 416-522-005-000 FROM "O-D-S" (OPEN SPACE WITH DESIGN CONTROL AND SITE PLAN REVIEW OVERLAYS) TO "PQP-D-S" (PUBLIC/QUASI-PUBLIC, DESIGN CONTROL AND SITE PLAN REVIEW OVERLAYS). THE PROJECT ALSO INCLUDES THE DESIGNATION OF HANDICAP PARKING SPACES TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS ON THE EXISTING PAVED PARKING LOT. NO GRADING OR TREE REMOVAL IS PROPOSED. THE PROPERTY IS LOCATED AT 28003 ROBINSON CANYON RD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBERS 416-024-014-000 AND 416-522-005-000), CARMEL VALLEY MASTER PLAN

Project Planner Nadia Amador presented the project and distributed a proposed resolution to approve the Combined Development Permit and a proposed resolution to recommend the Board of Supervisors adopt the ordinance rezoning the property. Secretary Novo requested that the Planning Commission make various changes to the resolutions.

Public Comment: Elizabeth Bukey, Jim Dunham, Roger Langham.

It was moved by Commissioner Diehl, seconded by Commissioner Vandevere and passed by the following vote to adopt the two resolutions with suggested revisions and grant the fee waiver based on the evidence that the preschool meets a public need and is available to non-church members:

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

Item #4, Don Chapin, PLN0100056, was trailed to after Item # 6 as staff had not yet returned with the requested information.

- 6. REDEVELOPMENT AGENCY OF THE COUNTY OF MONTEREY - PLN10014.**
PLANNING AREA: NORTH COUNTY. **PROJECT PLANNER:** DANIEL LISTER.
ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. **PROJECT DESCRIPTION:**
CONTINUED FROM 5/12/10. USE PERMIT TO ALLOW A FIVE YEAR EXTENSION FOR THE
USE OF 19 MOBILE HOMES AS TEMPORARY HOUSING OF DISPLACED FAMILIES DUE TO
RECONSTRUCTION/REPAIRS TO EXISTING HOMES, AS PREVIOUSLY APPROVED
(PLN030581). THE PROPERTY IS LOCATED AT 1, 2, 4, 6, 9, 11 THROUGH 22, AND 24
KENT'S COURT AND 71 RAILROAD AVE. (ASSESSOR'S PARCEL NUMBERS: 117-281-001-
000, 117-281-002-000, 117-281-017-000, 117-281-019-000, 117-281-021-000, AND 117-
281-032-000), NORTH COUNTY AREA

Project planner Dan Lister presented the project; Senior Planner Luis Osorio provided the Spanish translation. Staff recommended minor corrections to the draft resolution.

Public Comment: Salvador Parria; Mario Zamora; Alicia Ortiz; Patricia Escobar; Suzanne Ramirez; Dale Agron.

It was moved by Commissioner Rochester, seconded by Commissioner Sanchez and passed by the following vote to adopt the resolution, with the minor revisions suggested by staff, approve the project:

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

The Commission heard Trailed Agenda Item #4.

- 4. CHAPIN DONALD D JR/BARBARA A TRS - PLN100056**
PLANNING AREA: CENTRAL SALINAS VALLEY. **PROJECT PLANNER:** CYNTHIA
BETTENCOURT. **ENVIRONMENTAL STATUS:** NOT APPLICABLE. **PROJECT DESCRIPTION:**
FEE WAIVER REQUEST FOR AN ADMINISTRATIVE PERMIT TO ALLOW THE PLACEMENT OF
A 1,344 SQUARE FOOT MANUFACTURED HOME GREATER THAN 10 YEARS OLD. THE
PROPERTY IS LOCATED AT 40500 METZ ROAD, KING CITY (ASSESSOR'S PARCEL NUMBER
245-011-008-000), CENTRAL SALINAS VALLEY AREA

Planning Manager Laura Lawrence presented the invoice for project fees. Cynthia Bettencourt discussed the full breakdown of the fees.

It was moved by Commissioner Vandevere, seconded by Commissioner Rochester and passed by the following vote to deny the request for waiver of fees:

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

Lunch Break 12:08 p.m. - Reconvene 1:35 p.m.

Commissioner Padilla did not return after lunch; Commissioner Ottone was expected to return at 2:00 p.m.

7. 2010 DRAFT MONTEREY COUNTY GENERAL PLAN - PLN070525
PROJECT PLANNER: ALANA KNASTER AND CARL HOLM. **ENVIRONMENTAL STATUS:** FINAL ENVIRONMENTAL IMPACT REPORT PREPARED. **PROJECT DESCRIPTION:** CONTINUED FROM APRIL 28, 2010 AND MAY 12, 2010. PUBLIC HEARING TO CONSIDER THE 2010 DRAFT GENERAL PLAN AND ENVIRONMENTAL IMPACT REPORT

Deputy RMA Director Alana Knaster and Assistant Planning Director Carl Holm gave an overview of previous items discussed. Project discussion started with the Agriculture Element.

Commissioner Ottone arrived at 2:03 p.m.

Public Comment: Amy White, LandWatch; Molly Erickson, The Open Monterey Project.

The Commission then discussed the Economic Development Element.

Public Comment: None.

Staff and Commissioners then discussed the Cachagua Area Plan.

Public Comment: Margaret Robbins.

Break 2:41 p.m. Reconvene 2:58 p.m.

The Commission then discussed the Carmel Valley Master Plan, with a presentation from Alana Knaster.

Public Comment: Margaret Robbins; Christine Williams, Carmel Valley Association; Molly Erickson, The Open Monterey Project.

Commissioner Salazar left at 3:43 p.m.

Public Comment continued: Pamela Silkwood, representative for Brad Dow; Mibs McCarthy; John Bridges, representative for the Delfino family; Don Ask; Amy White, LandWatch Monterey County.

Commissioner Rochester left at 4:00 p.m.

The Commission discussed the Central Salinas Valley Area Plan.

Public Comment: Julie Engel.

The Commission discussed the Greater Monterey Peninsula Area Plan.

Public Comment: Dale Agron.

It was moved by Commissioner Vandevere, seconded by Commissioner Diehl and passed by the following vote to continue the public hearing on the 2010 General Plan to June 9, 2010:

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

G. OTHER MATTERS - None

H. DEPARTMENT REPORT

Deputy RMA Director Alana Knaster discussed a neighbor mediation program. Pamphlets were handed out to the Commission about the program.

Secretary Novo reported that a Mills Act ordinance was adopted by the Board of Supervisors, which allows a pilot program. July 21st is set for site visits to the Omni Resources Shopping Center. The June 9th Planning Commission meeting will be held in the Monterey Room because the Board will be utilizing the Board chambers. Secretary Novo also reported that on May 25, the Board of Supervisors adopted an urgency interim ordinance regarding wells in hard rock areas.

I. ADJOURNMENT - 4:50 p.m.

Date Adopted:

ATTEST

Mike Novo, Secretary

MN/ca