

DRAFT
Monterey County Planning Commission
Wednesday, June 30, 2010

PLEDGE OF ALLEGIANCE – 9:00 A.M.

A. ROLL CALL

Present: Commissioners Getzelman, Vandevere, Roberts, Rochester, Brown, Sanchez, Diehl, Padilla, Ottone

Absent: Commissioner Salazar

B. PUBLIC COMMENTS - None

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS - None

D. APPROVAL OF MINUTES: April 14, 28, May 12, 26, 2010

It was moved by Commissioner Vandevere, seconded by Commissioner Sanchez, and passed by the following vote to approve the minutes of April 14, 2010:

AYES: Getzelman, Vandevere, Roberts, Rochester, Brown, Sanchez, Diehl, Ottone

NOES: None

ABSENT: Salazar

ABSTAIN: Padilla

Commissioner Vandevere suggested striking a paragraph on page 5 of the April 28, 2010 minutes. It was moved by Commissioner Vandevere, seconded by Commissioner Ottone, and passed by the following vote to approve the minutes of April 28, 2010 with the deletion of the paragraph on page 5:

AYES: Vandevere, Roberts, Rochester, Brown, Padilla, Diehl, Ottone

NOES: None

ABSENT: Salazar

ABSTAIN: Getzelman, Sanchez

It was moved by Commissioner Sanchez, seconded by Commissioner Padilla, and passed by the following vote to approve the minutes of May 12, 2010:

AYES: Getzelman, Vandevere, Roberts, Rochester, Brown, Sanchez, Diehl, Padilla

NOES: None

ABSENT: Salazar

ABSTAIN: Ottone

It was moved by Commissioner Getzelman, seconded by Commissioner Vandevere, and passed by the following vote to approve the minutes of May 26, 2010:

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

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS - None

F. SCHEDULED ITEMS

1. CARMEL WOODCRAFT LLC – PLN090311. PLANNING AREA: CARMEL LAND USE PLAN AREA. PROJECT PLANNER: ANNA QUENGA. ENVIRONMENTAL STATUS: MITIGATED NEGATIVE DECLARATION. PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE DEMOLITION OF MORE THAN 50 PERCENT OF THE EXTERIOR WALLS OF AN EXISTING 2,125 SQUARE FOOT TWO-STORY SINGLE FAMILY RESIDENCE AND A MAJOR REMODEL AND ADDITIONS TO THE RESIDENCE WHICH WILL RESULT IN A 2,647 SQUARE FOOT TWO-STORY SINGLE FAMILY RESIDENCE WITH A 488 SQUARE FOOT ATTACHED GARAGE, A 932 SQUARE FOOT NEW BASEMENT, AN 80 SQUARE FOOT PERGOLA, AND AN OUTDOOR FIREPLACE, PIZZA OVEN AND BARBECUE; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE; AND 3) A DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 26347 ISABELLA AVENUE, CARMEL (ASSESSOR'S PARCEL NUMBER 009-463-009-000), CARMEL LAND USE PLAN AREA, COASTAL ZONE.

Project Planner Anna Quenga presented the project.

Public Comment: Craig Holdrun, project architect; Betty Jean Tubman; Ruth Zirker; Abigail Scholl

It was moved by Commissioner Diehl, seconded by Commissioner Rochester, and passed by the following vote to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan and approve the Combined Development Permit, based on the findings and evidence and subject to the conditions of approval.

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

2. STEVENS WAYNE L/ELEANORA B TRS – PLN100319. PLANNING AREA: NORTH COUNTY LAND USE PLAN. PROJECT PLANNER: JOE SIDOR. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: CONSIDER INITIATION OF AND RECOMMENDATION TO THE BOARD OF SUPERVISORS OF A LOCAL COASTAL PROGRAM AMENDMENT THAT: 1) CORRECTS THE NORTH COUNTY LAND USE PLAN TO CHANGE A LAND USE DESIGNATION FROM RESOURCE CONSERVATION (RC) TO MEDIUM DENSITY RESIDENTIAL (MDR); AND 2) CORRECTS THE NORTH COUNTY COASTAL IMPLEMENTATION

PLAN (TITLE 20) TO CHANGE THE ZONING FROM RESOURCE CONSERVATION TO MEDIUM DENSITY RESIDENTIAL ON THE NORTHERLY PORTION OF THE PROPERTY LOCATED AT 149 HILLCREST ROAD, ROYAL OAKS (ASSESSOR'S PARCEL NUMBER 117-092-009-000), NORTH COUNTY LAND USE PLAN, COASTAL ZONE.

Project Planner Joe Sidor presented the project.

Public Comment: None.

It was moved by Commissioner Padilla, seconded by Commissioner Rochester, and passed by the following vote to initiate and recommend to the Board of Supervisors an amendment to the North County Plan Use Plan and Coastal Implementation Plan:

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

- 3. CARMEL VALLEY FIRE DISTRICT – PLN100206. PLANNING AREA: CARMEL VALLEY MASTER PLAN AREA. PROJECT PLANNER: DAVID MACK. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: USE PERMIT AND DESIGN APPROVAL TO ALLOW TEMPORARY CELLULAR BROADCASTING FROM A PORTABLE CELL ON WHEELS (COW) STRUCTURE. REQUEST FOR TEMPORARY CELLULAR BROADCASTING NOT TO EXCEED 6 MONTHS IN DURATION OR UNTIL THE USE PERMIT FOR THE PERMANENT STRUCTURE HAS BEEN PROCESSED (PLN090385). THE PROPERTY IS LOCATED AT 26 VIA CONTENTA, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 187-433-004-000), CARMEL VALLEY MASTER PLAN AREA.**

Project Planner David Mack presented the project and distributed an errata memorandum recommending an additional condition.

Commissioners asked questions about cell coverage, leases, collocation, and other permits in the area. Deputy County Counsel Wendy Strimling suggested language for the findings.

Public Comment: Evan Shepherd-Rief; Fire Chief Mike Urquides; Dr. Betty Saxon, representative; Jerry Gates; Rich Farlinger. Evan Shepherd-Rief presented a rebuttal.

Deputy County Counsel Wendy Strimling suggested modifications to finding 3.

It was moved by Commissioner Vandever, seconded by Commissioner Diehl, and passed by the following vote to approve the Use Permit and Design Approval, based on the findings and evidence and subject to the conditions of approval, with the changes to findings and conditions suggested by staff and counsel.:

AYES: Getzelman, Vandever, Roberts, Rochester, Brown, Sanchez, Diehl, Padilla, Ottone

NOES: None
ABSENT: Salazar
ABSTAIN: None

The Commission took a break from 10:35 a.m. to 10:50 a.m.

- 4. ALADIN PROPERTIES & AUSONIO NANCY B TR - PLN090080. PLANNING AREA:** NORTH COUNTY – NON-COASTAL. **PROJECT PLANNER:** DAN LISTER. **ENVIRONMENTAL STATUS:** ADDENDUM AND ENVIRONMENTAL IMPACT REPORT PREVIOUSLY ADOPTED FOR CASTROVILLE COMMUNITY PLAN. **PROJECT DESCRIPTION:** CONTINUED FROM 5/26/10. 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.

Commissioner Ottone recused himself due to a potential conflict of interest.

Project Planner Dan Lister and Jacqueline Onciano presented the project, including a revised staff report with minor changes to the resolution, conditions of approval and exhibits. They also recommended the deletion of conditions 12 and 15.

Public Comment: John Silva, representative.

It was moved by Commissioner Padilla, seconded by Commissioner Rochester, and passed by the following vote to consider the EIR Addendum, adopt the Mitigation Monitoring and Reporting Plan, and approve the Use Permit and General Development Plan based on the findings and evidence and subject to the conditions of approval, including all the changes recommended by staff:

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

Commissioner Ottone returned to the dais.

- 5. HARPER CANYON REALTY LLC – PLN000696. PLANNING AREA:** TORO AREA PLAN. **PROJECT PLANNER:** TAVEN M. KINISON BROWN. **ENVIRONMENTAL STATUS:** FINAL ENVIRONMENTAL IMPACT REPORT PREPARED. **PROJECT DESCRIPTION:** HARPER CANYON (ENCINA HILLS) SUBDIVISION PROPOSAL. THE PROPOSAL IS A COMBINED DEVELOPMENT PERMIT REQUEST CONSISTING OF: **1)** A VESTING TENTATIVE MAP FOR THE SUBDIVISION OF 344 ACRES INTO 17 RESIDENTIAL LOTS RANGING IN SIZE FROM 5.13 ACRES TO 23.42 ACRES ON 164 ACRES WITH ONE 180-ACRE REMAINDER PARCEL; **2)** USE PERMIT FOR THE REMOVAL OF APPROXIMATELY 79 COAST LIVE OAK TREES OVER SIX INCHES IN DIAMETER FOR ROAD AND DRIVEWAY CONSTRUCTION; **3)** USE PERMIT FOR DEVELOPMENT ON SLOPES IN EXCESS OF 30 PERCENT; **4)** A USE PERMIT FOR THE EXPANSION OF A PUBLIC WATER SYSTEM; **5)** GRADING FOR NET CUT AND FILL OF APPROXIMATELY 2,000 CUBIC

YARDS; AND DESIGN APPROVAL. THE PROJECT IS LOCATED NORTH OF SAN BENANCIO ROAD, SALINAS (ASSESSOR'S PARCEL NUMBERS 416-611-001-000 AND 416-611-002-000), EAST OF HIGHWAY 68, TORO AREA.

Project Planner Taven Kinison Brown, consultant Tad Stearn, and Assistant Planning Director Carl Holm presented the project. Deputy County Counsel Strimling t advised the Commission concerning holding the hearing and continuing it as an open public hearing to a date certain Tad Stearn presented errata related to the Final EIR. Chad Alinio, Monterey County Public Works, Tom Moss, Monterey County Water Resources Agency, and Roger Van Horn, Monterey County Environmental Health, answered questions from the Planning Commission. David Lutes, Monterey County Parks Department also addressed the Commission. Jeff Waller, traffic consultant for the County, answered Commissioner questions.

The Commission took a lunch break from 12:00 p.m. to 1:35 p.m.

Public Comment: Michael Cling, attorney for the applicants; Julie Engell; Susan Bacigalupi; Ann Hill; Tim Knapp; Mike Thompson; Laura Carley; Barbara Schwefel; Don Eshoff; Mike Weaver; Amy White, Landwatch; Jan Mitchell; Molly Erickson, The Open Monterey Project.

It was moved by Commissioner Sanchez, seconded by Commissioner Rochester, and passed by the following vote to continue the hearing to August 25, 2010 and direct staff to provide additional information on water and traffic:

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

The Commission took a break from 3:00 p.m. to 3:15 p.m.

- 6. 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 JUNE 9, 2010. PUBLIC HEARING TO CONSIDER THE 2010 DRAFT GENERAL PLAN AND ENVIRONMENTAL IMPACT REPORT**

The Commission discussed the process for completing the Planning Commission hearings on the General Plan, including potential hearing dates. A target date of August 11, 2010 for Planning Commission completion of hearings and the possibility of holding a special meeting on July 21 if needed were discussed.

Public Comment: Tom Carvey, Chamber of Commerce; Brian Finegan; Paul Tran, CHISPA; Christine Williams, Carmel Valley Association; Christopher Bunn, Monterey County Farm Bureau; Nancy Isakson; Pam Silkwood, Coast Property Owners Association; Renee Boskoff, Monterey County Hospitality Association; Ron Chesshire, Monterey/Santa Cruz Building

Construction Trades; Chris Steinbrunner; Abby Taylor-Silva; Jan Mitchell, Prunedale Neighbors Group.

It was moved by Commissioner Vandevere, seconded by Commissioner Padilla, and passed by the following vote to continue the hearing to July 14, 2010.

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

G. OTHER MATTERS: NONE

H. DEPARTMENT REPORT – Secretary Novo reported on an upcoming project involving the county relating to emergency communications system. He also reported that many EIR projects would be coming forward in the next few months, that the proposed field trip on the Omni Resources project would be changed from July 21, 2010 to August 4 or 18, and that Carmel Point Excavation was inadvertently left off the referrals list.

I. ADJOURNMENT – 4:33 p.m.

Date Adopted:

ATTEST:

Mike Novo, Secretary

MN