

DRAFT
MONTEREY COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 28, 2010
MINUTES

PLEDGE OF ALLEGIANCE - 9:00 A.M.

A. ROLL CALL

Present: Commissioners Getzelman, Vandever, Roberts, Rochester, Salazar, Brown
(Chair), Sanchez, Diehl, Padilla, Ottone (Vice-Chair)

B. PUBLIC COMMENTS - None

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS - None

D. MINUTES - None

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Roberts requested a copy of the El Toro Groundwater Study. Commissioner Sanchez inquired about the date for the field trip on the Omni project.

F. SCHEDULED ITEMS

1. **POLKOW STEVEN L TR - PLN080266. PLANNING AREA:** CARMEL AREA LAND USE PLAN, COASTAL ZONE. **PROJECT PLANNER:** LIZ GONZALES. **ENVIRONMENTAL STATUS:** MITIGATED NEGATIVE DECLARATION. **PROJECT DESCRIPTION: (PREVIOUSLY HEARD APRIL 28, 2010)** COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE DEMOLITION OF AN EXISTING 1,529 SQUARE FOOT SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A 3,676 SQUARE FOOT, THREE LEVEL SINGLE FAMILY DWELLING WITH 1,284 SQUARE FOOT LOCATED COMPLETELY BELOW GRADE; 2) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITH POSITIVE ARCHAEOLOGICAL REPORTS; 3) COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF A 48" PLANTED AND DISEASED CYPRESS TREE; A 943 SQUARE FOOT, 6 FOOT HIGH RETAINING WALL WILL BE REPLACED AT THE REAR OF THE PROPERTY AND CONTINUED AROUND THREE SIDES OF THE PROPERTY; GRADING (322 CUBIC YARDS CUT). THE PROPERTY IS LOCATED AT 26478 CARMELO STREET, CARMEL AREA LAND USE PLAN, COASTAL ZONE.

Project Planner Elizabeth Gonzales presented the project, including some recommended changes to evidence and conditions.

Public Comment: John Bridges, applicant's representative; Steven Polkow.

It was moved by Commissioner Rochester, seconded by Commissioner Padilla and passed by the following vote to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan and to approve the project based on the findings and evidence and subject to the

conditions of approval including the changes recommended by staff and revision of the grading condition to limit grading to a maximum of 500 cubic yards, and deny the applicant's request to replace the retaining wall.:

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

2. 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 30, 2010. PUBLIC HEARING TO CONSIDER THE 2010 DRAFT GENERAL PLAN AND ENVIRONMENTAL IMPACT REPORT.

Project Planner Alana Knaster presented the report. Commissioner Ottone proposed revisions to the transmittal letter.

Break 9:45 a.m. Reconvene 10:12 a.m.

Project Planner Alana Knaster discussed the definition for Long Term Sustainable Water Supply in Policy PS-3.3 and the Glossary.

Public Comment: Brian Finegan; Amy White, LandWatch; Jan Mitchell, Prunedale Neighbors Group and Prunedale Preservation Alliance.

The Commission discussed the transmittal letter. County Counsel advised that any vote taken on the transmittal letter was preliminary, pending the Commission's final action on a recommendation to the Board on the EIR and draft General Plan.

It was moved by Commissioner Rochester, seconded by Commissioner Padilla and passed by the following vote to approve the transmittal letter with the changes discussed. :

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

It was moved by Commissioner Sanchez, seconded by Commissioner Roberts and passed by the following vote to continue the public hearing to August 11, 2010.

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

Commissioner Ottone left at 11:10 a.m.

- 3. 9:00AM – WIRELESS COMMUNICATIONS ORDINANCE UPDATE – PD080404. PROJECT PLANNER: JOHN FORD. PROJECT DESCRIPTION: RECEIVE ORAL STATUS REPORT RELATED TO UPDATING THE COASTAL (TITLE 20) AND INLAND (TITLE 21) ZONING ORDINANCES RELATED TO WIRELESS COMMUNICATION FACILITIES/USES. THE UPDATES ARE INTENDED TO REFLECT CHANGES TO STATE LAW AND TO CLARIFY EXISTING PROVISIONS.**

Project Planner Luis Osorio presented potential updates to the County's ordinance on wireless communication systems. Commissioners discussed requiring County peer review of applicant's submittals and requiring co-location to the extent legally feasible. Staff informed the Commission that a draft ordinance updating County's current wireless communications regulations could possibly be prepared by the end of the year to be presented to the Planning Commission.

Public Comment: None.

G. OTHER MATTERS - NONE

H. DEPARTMENT REPORT

Secretary Novo reported that a field trip for the Omni project is set for August 18, 2010 at 9:00 a.m. It will be agendized as a special meeting. Per Commissioner Roberts' request, a copy of the Toro Groundwater Study will be sent to all Commissioners on CD. Commissioner Diehl commented on the issue of the number of visitor serving units east of Via Mallorca in Carmel Valley. Commissioner Vandevere commented on the importance of project descriptions being accurate.

I. ADJOURNMENT - 11:22 a.m.

Date Adopted:

ATTEST

Mike Novo, Secretary

MN/ca