

DRAFT
MONTEREY COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 29, 2011
MINUTES

PLEDGE OF ALLEGIANCE 9:00 A.M.

A. ROLL CALL

Present: Commissioners Jay Brown, Keith Vandevere, Amy Roberts (Vice-Chair), Don Rochester, Aurelio Salazar, Paul Getzelman (Chair), Jose Mendez, Martha Diehl, Cosme Padilla, Luther Hert
Absent: None

B. PUBLIC COMMENTS - None

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS - None

D. APPROVAL OF MINUTES: March 9 and May 11, 2011

It was moved by Commissioner Vandevere, seconded by Commissioner Brown, and passed by the following vote to approve the minutes of **March 9, 2011**:

AYES: Brown, Vandevere, Roberts, Rochester, Getzelman, Mendez, Diehl, Padilla, Hert
NOES: None
ABSENT: None
ABSTAIN: Salazar

It was moved by Commissioner Brown, seconded by Commissioner Mendez, and passed by the following vote to approve the minutes of **May 11, 2011**:

AYES: Brown, Vandevere, Roberts, Rochester, Getzelman, Mendez, Diehl, Padilla, Hert
NOES: None
ABSENT: None
ABSTAIN: Salazar

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Salazar inquired about Commissioners having a county email address and internet access. Commissioner Hert also agreed with the need for wi-fi and internet access, particularly within the Board Chambers.

F. SCHEDULED ITEMS

- 1. HOLMAN RANCH HOLDINGS LLC (AT&T MOBILITY) - PLN090385**
Project Planner: Paula Bradley. **Environmental Status:** Negative Declaration.
Project Description: CONTINUED FROM MARCH 30, 2011. Combined Development Permit consisting of: 1) A Use Permit to allow the temporary use of a

Cellular on Wheels (COW) portable telecommunication facility to be used during the construction period of permanent telecommunications facilities; and 2) a Use Permit to allow the installation of a 40 foot high "tree-pole" wireless telecommunication facility, a 12 foot by 20 foot equipment shelter with a mounted GPS antenna, a 20 foot long by 4 foot high CMU retaining wall, and a six foot tall wood fence enclosure; and 3) a Use Permit for ridgeline development; and Design Approval. Grading is approximately 30 cubic yards (30 cubic yards cut and 30 cubic yards fill). The property is located at 60 Holman Road, Carmel Valley (Assessor's Parcel Number 187-481-001-000), Carmel Valley Master Plan Area.

Project Planner, Paula Bradley, requested a continuance to October 12, 2011 for applicant to present alternatives.

Public Comment: Nina Beatty, Tyler Potter, applicant's representative.

It was moved by Commissioner Vandevere, seconded by Commissioner Rochester, and passed by the following vote to continue the hearing on the project to October 12, 2011:

AYES: Brown, Vandevere, Roberts, Rochester, Salazar, Getzelman, Mendez, Diehl, Padilla, Hert
NOES: None
ABSENT: None
ABSTAIN: None

2. RIGOULETTE LLC (VILLAS DE CARMELO; FORMERLY CARMEL CONVALESCENT HOSPITAL) - PLN070497

Project Planner: Elizabeth Gonzales. **Environmental Status:** Draft Environmental Impact Report prepared. **Project Description:** Consider a Combined Development Permit to redevelop the existing Carmel Convalescent Hospital site, generally located at the northwest corner of Highway One and Valley Way, with a 46-unit condominium project. Required entitlements include: 1) Standard Subdivision for a Vesting Tentative Map to subdivide 3.68 acres in to 46 condominium parcels and common open space; 2) Coastal Development Permit to convert the former convalescent hospital into nine condominium units with underground parking, recreation room, storage, and a gym; 3) Coastal Administrative Permit to demolish one existing structure and construct 12 buildings for a total of 46 condominium units; 4) Coastal Development Permit to allow development on slopes of 30% or greater; 5) Coastal Development permit to allow the removal of 97 trees (21 coast live oak and 76 Monterey pines); and 6) Design Approval. The project also includes proposed amendments to the Carmel Area Land Use Plan to change the land use designation on the subject property from Medium Density Residential, two units per acre (MDR/2) to High Density Residential, 12.5 units per acre (HDR/12.5) and a proposed amendment to the Coastal Implementation Plan to add standards for high density development. The address is 24945 Valley Way, Carmel (Assessor's Parcel Numbers 009-061-002-000, 009-061-003-000, 009-061-005-000), Coastal Zone.

Project planner Elizabeth Gonzales presented the project and distributed a revised draft resolution. Bryce Trenet of Denise Duffy and Associates, EIR Consultants discussed the CEQA process. Assistant Director of Planning Carl Holm discussed the letter and resolution received

from the City of Carmel. Marti Noel, Assistant Director of Housing/Redevelopment, discussed inclusionary housing requirements and process.

Break 10:20 a.m. - Reconvene 10:33 a.m.

Public Comment: Kevin Kane, consultant for the applicant. Jacqueline Zischke, attorney for the applicant. Chad Alinio, Public Works, discussed traffic. Brian Foucht, consultant for the applicant, Myrna Hampton, David Armanasco, Barbara Livingston, Michael LePage, Liz Logan Rondelle, Mark Bayne, Mark McDonald, Nelson French, Bonnie Gillooly, Beverly Ambort, Lois Roberts, Mike Patton, Carol Stollorz, Wayne Iverson, Yoko Whitaker, Anne Crawford, Tracy Manning.

Lunch Break - 12:15 p.m. - Reconvene - 1:37 p.m. Commissioners Rochester did not return after lunch.

Public Comment continued: Barbara Rainer; Joe Piedimonte; Kristine Jensen; Leslie Cooley; Richard Warren; Barbara Warren; Jon Blades, Amy White, LandWatch, Molly Erickson, Save Our Carmel Neighborhoods Coalition.

Commissioner Roberts returns at 1:48 p.m. (during public testimony)

Kevin Kane, consultant, Jennifer Rudolph, Civil Engineer with WWD Corporation, and Brian Foucht, consultant, provided a response to public comment.

It was moved by Commissioner Diehl, seconded by Commissioner Hert to determine the appropriateness of the proposed amendments for HDR designation and zoning prior to consideration of the project. After some discussion, the motion and second were withdrawn.

It was moved by Commissioner Diehl, seconded by Commissioner Roberts, and passed by the following vote to adopt a motion of intent to recommend denial of the Local Coastal Program amendment:

| | |
|----------|---|
| AYES: | Vandever, Roberts, Diehl, Padilla, Hert |
| NOES: | Brown, Salazar, Mendez, Getzelman |
| ABSENT: | Rochester |
| ABSTAIN: | None |

It was moved by Commissioner Diehl, seconded by Commissioner Mendez, and passed by the following vote to continue the hearing on the application for the Combined Development Permit until a final determination has been made on the Local Coastal Program amendment:

| | |
|----------|---|
| AYES: | Vandever, Roberts, Salazar, Getzelman, Mendez, Diehl, Padilla, Hert |
| NOES: | Brown |
| ABSENT: | Rochester |
| ABSTAIN: | None |

It was moved by Commissioner Vandever, seconded by Commissioner Diehl, and passed by the following vote, to continue the hearing on the LCP amendment to July 27, 2011.

AYES: Vandever, Roberts, Salazar, Getzelman, Mendez, Diehl, Padilla, Hert
NOES: Brown
ABSENT: Rochester
ABSTAIN: None

Break - 3:20 p.m. - Reconvene - 3:36 p.m.

3. COUNTY OF MONTEREY -PROPOSED ORDINANCE TO ELIMINATE THE MINOR AND STANDARD SUBDIVISION COMMITTEES (TITLES 19, 20 AND 21) - REF100014

Project Planner: Jacqueline R. Onciano. **Project Description:** Workshop to consider an ordinance to amend 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 presented a report regarding the current role of the Subdivision Commission, and the Commission conducted a workshop regarding the concept of elimination of the Minor/Standard Subdivision Committees.

Public comment: None

4. PC RULES FOR TRANSACTION OF BUSINESS (PD070880)

Planner: Mike Novo. **Project Description:** Review Monterey County Planning Commission Rules for the Transaction of Business and Chapter 2.48 (Planning Commission) of the Monterey County Code, discuss potential modifications, and provide direction to staff to return with modifications for consideration at a public hearing.

Secretary Mike Novo reviewed the rules and the Commission discussed ideas for modifications to the Rules. Discussion was continued to the next hearing.

Commissioner Roberts left at 4:45 p.m.

Public comment: None.

G. OTHER MATTERS: Appointments and Reappointments

Public Comment: None.

It was moved by Commissioner Vandever, seconded by Commissioner Mendez, and passed by the following vote to appoint Robert Rieger to the Toro Land Use Advisory Committee sand accept six resignations (Alan Church, Greater Monterey Peninsula; Milton Heinsen, South County; William Connors, Del Monte Forest; Ken Walker, North County Coastal; Lawrence Cardon and Shandell Brunk, North County Non-Coastal):

AYES: Brown, Vandever, Salazar, Getzelman, Mendez, Diehl, Padilla, Hert

NOES: None
ABSENT: Roberts, Rochester
ABSTAIN: None

It was moved by Commissioner Brown, seconded by Commissioner Diehl, and passed by the following vote to reappoint a list of committee members to their respective Land Use Advisory Committees:

AYES: Brown, Vandever, Salazar, Getzelman, Mendez, Diehl, Padilla, Hert
NOES: None
ABSENT: Rochester, Roberts
ABSTAIN: None

H. DEPARTMENT REPORT - None.

I. ADJOURNMENT - 4:55 p.m.

Date Adopted:

ATTEST

Mike Novo, Secretary

MN/ca