

DRAFT
MONTEREY COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 27, 2011
MINUTES

PLEDGE OF ALLEGIANCE - 9:00 A.M

A. ROLL CALL

Present: Commissioners Jay Brown, Keith Vandevere, Amy Roberts (Vice-Chair), Aurelio Salazar, Paul Getzelman (Chair), Jose Mendez, Martha Diehl, Cosme Padilla, and Luther Hert.
Absent: Commissioner Don Rochester.

B. PUBLIC COMMENTS

Kevin Kane, Widewaters Group, Inc.; Nicki Nedeff, Monterey Pine Forest Watch

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS - None

D. APPROVAL OF MINUTES - None

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Brown requested a workshop to discuss inclusionary housing in-lieu fees, the Housing Advisory Committee's (HAC) role, and the relationship of the HAC to the Planning Commission. Commissioner Diehl requested information regarding the Barnyard Shopping Center. Commissioner Roberts inquired about the County's role involving a sign on Highway 68.

Commissioner Vandevere thanked Ms. Nedeff for the book about the pine forest she distributed.

F. SCHEDULED ITEMS

1. GRANITE CONSTRUCTION COMPANY - PLN980287

Project Planner: Paula Bradley. **Environmental Status:** Exempt. **Project**

Description: Five year review of the Metz Road Quarry Combined Development Permit. Located at 39247 Metz Road at Chalone Creek and west of Topo Road, three miles east of Greenfield; Central Salinas Valley (APNs: 418-401-009 & 021; 245-011-001, 249-011-009, 010, and 013; 418-391-012, 013, 014, 015, and 016; 418-401-006, 07, 09, and 026).

Secretary Novo and Commissioner Mendez recused themselves from the hearing on this item. Laura Lawrence was Acting Secretary for the hearing of this project only.

Project planner Paula Bradley presented the project and a correction on the draft resolution.

Public comment - None.

It was moved by Commissioner Brown, seconded by Commissioner Vandevere, and passed by the following vote to accept the status report on the project:

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

Secretary Novo and Planning Commissioner Mendez returned to the dais.

2. WORKSHOP TO DISCUSS PROPOSED TRAIN STATIONS IN CASTROVILLE AND PAJARO -PLN100489 AND PLN100491

Project Planner: Bob Schubert. **Environmental Status:** Addendum to Final EIR for the Commuter Rail Extension to the Monterey Project. **Project Description:** 1) Combined Development Permit consisting of a Use Permit and General Development Plan to allow the construction of the Castroville train station and parking lot adjacent to existing railroad tracks; and 2) Combined Development Permit consisting of a Use Permit, General Development Plan and Design Approval to allow the construction of the Pajaro train station and parking lot adjacent to existing railroad tracks.

Project planner Bob Schubert presented information on the proposed railroad stations. Debbie Hale, Executive Director, TAMC made a powerpoint presentation. Christina Watson, Senior Transportation Planner also discussed the project.

Public comment - None

Break 10:15 a.m. Reconvene 10:33 a.m.

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

Project Planner: Elizabeth Gonzales. **Environmental Status:** Draft Environmental Impact Report prepared. **Project Description:** **CONTINUED FROM JUNE 29, 2011.** Adopt a Resolution to Recommend Denial to the Board of Supervisors of the proposed LCP Amendments to the Carmel Area Land Use Plan and Coastal Implementation Plan, Chapter 20.146.120 (Land Use and Development Standards). 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. Recommended Action: Adopt resolution recommending denial of Local Coastal Program Amendments to Board of Supervisors.

Project planner Elizabeth Gonzales presented the project and the draft resolution recommending denial of the Local Coastal Program amendments. Deputy County Counsel Wendy Strimling recommended revisions to the draft resolution. Commissioner Diehl suggested that Recital 12 be removed from the resolution until information is obtained.

Public Comment: Kevin Kane, Widewaters Group, Inc.; Wayne Iverson; Mark McDonald; Lynn Patton; Nelson French, Carmel Coalition of Neighbors; Lois Roberts; Jon Blades; Michael LePage; Leslie Cooley; Mark Bayne; Amy White, LandWatch; Molly Erickson, Save Our Neighborhoods Coalition.

Kevin Kane, Widewaters Corporation, provided a response to public comment.

It was moved by Commissioner Vandevere, seconded by Commissioner Diehl to adopt the resolution with recommended revisions

Commissioner Salazar called for the question to end debate. The request did not pass by the following vote (2/3 affirmative vote required):

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

It was moved by Commissioner Vandevere and seconded by Commissioner Diehl to adopt the resolution with changes, as stated above.

Commissioner Salazar called for the question to end debate. The request passed by the following vote (2/3 affirmative vote required):

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

The motion by Commissioner Vandevere to accept the resolution with changes did not pass by the following vote:

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

Secretary Novo and Marti Noel, Housing and Redevelopment responded to questions regarding inclusionary housing.

It was moved by Commissioner Padilla, seconded by Commissioner Brown, and passed by the following vote to continue the hearing on the Local Coastal Program amendments to August 10, 2011 and to place on the August 10, 2011 Planning Commission agenda consideration of rescission of the June 29, 2011 motion on the LCP amendments (which continued the hearing on the Combined Development Permit until after action on the LCP amendments) and consideration of the Combined Development Permit.

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

4. PC RULES FOR TRANSACTION OF BUSINESS (PD070880)

Planner: Mike Novo. **Project Description:** (Continued from June 29, 2011.) 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 presented the rules starting with Rule 10.1 and Commissioners discussed possible revisions.

G. OTHER MATTERS - None

H. DEPARTMENT REPORT

Secretary Novo distributed a memo on emergency permits issued from January 1, 2011 to July 26, 2011 and the referrals. He also reported that the Board of Supervisors approved the Whispering Oaks project and that the Omni project will be presented to the Board with alternatives. Staff is working on non-zoning regulations regarding roosters. He also reported that the budget has been adopted and Planning has lost several staff members, including code enforcement officers.

I. ADJOURNMENT - 12:14 p.m.

Date Adopted:

ATTEST

Mike Novo, Secretary

MN/ca