

**DRAFT
MONTEREY COUNTY PLANNING COMMISSION
WEDNESDAY, JANUARY 28, 2015
MINUTES**

PLEDGE OF ALLEGIANCE - 9:00 A.M.

A. ROLL CALL

Present: Jay Brown, Keith Vandevere, Paul Getzelman, Don Rochester, Aurelio Salazar, Jr, Amy Roberts, Jose Mendez, Martha Diehl, Cosme Padilla, and Luther Hert.

B. PUBLIC COMMENTS - None

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Secretary Novo informed the commission of the comment letters on the dais.

D. APPROVAL OF MINUTES: October 29, 2014

It was moved by Commission Brown moved, seconded by Commissioner Roberts, and passed by the following vote to approve the minutes of October 29, 2014:

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

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Brown inquired of counsel regarding the settlement of the lawsuit on the General Plan. County Counsel Strimling stated there will be more information forthcoming. Amendments will be coming before the commission on February 25, 2015.

F. SCHEDULED ITEMS

1. DAMSCHEN BRIAN/MOORE KELLY - PLN140485

Project Planner: Ashley Nakamura. **Project Location:** 39 Railroad Ave, Spreckels. **Assessor's Parcel No(s):** 177-033-008-000. **Permit Type:** Use Permit. **Planning Area:** Greater Salinas. **Environmental Status:** Categorical Exemption. **Project Description:** CONTINUED FROM DECEMBER 10, 2014. Use Permit and Design Approval to allow a 592 square foot residential addition to a single family residence, a 528 square foot detached garage, and the relocation of an existing 152 square foot shed located within the Spreckels Historic District.

Project planner Ashley Nakamura presented the project. Staff deleted conditions #5 and 6 and modified paragraph regarding the amount of feet.

Public Comment: Edwin Norris, applicant's representative

It was moved by Commission Brown moved, seconded by Commissioner Salazar, and passed by the following vote to approve the project:

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

2. TORTIA INVESTMENT LLC - PLN140804

Project Planner: Daniel Lister. **Project Location:** 3292 Martin Rd, Carmel.
Assessor's Parcel No(s): 009-321-004-000 and 009-321-007-000. **Permit Type:** Lot Line Adjustment. **Planning Area:** Carmel LUP. **Environmental Status:** Categorical Exemption. **Project Description:** Coastal Development Permit to allow a Lot Line Adjustment between two legal lots of record: 0.79 acres (Parcel 1) and 0.45 acres (Parcel 2). The adjustment results in an equal exchange of land.

Project planner Daniel Lister presented the project.

Public Comment: Belinda Taluban, applicant's representative

It was moved by Commission Vandevere moved, seconded by Commissioner Diehl, and passed by the following vote to approve the project:

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

3. AUSONIO ANDREW E ET AL - PLN130856

Project Planner: David Mack. **Project Location:** 11380 Commercial Pkwy, Castroville. **Assessor's Parcel No(s):** 133-492-012-000, 133-491-021-000, 133-491-024-000, 030-301-016-000, 030-301-013-000, 030-301-021-000, 030-301-022-000, 030-301-007-000, and 030-301-008-000. **Permit Type:** General Development Plan. **Planning Area:** Castroville Community Plan, North County. **Environmental Status:** Consistent with previously certified EIR for Castroville Community Plan - CEQA 15183. **Project Description:** General Development Plan (GDP) and Use Permit to specify the uses allowed on undeveloped lots within Castroville Industrial Park (CIP) Lots 24, 46, and 49 and Castroville Industrial Park West (CIPW) Lots 1C, 2, 3A, 3B, 4, and 5.

Project planner David Mack presented the project. Staff discussed changes and the exhibits of the project.

Public Comment: Andrew Ausonio, applicant.

Discussion ensued regarding a possible moratorium on septic systems in the area. Environmental Health Bureau representative, Roger VanHorn, stated there is not a moratorium

It was moved by Commission Padilla moved, seconded by Commissioner Rochester, and passed by the following vote to approve the project:

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

4. ALADIN PROPERTIES - PLN140613

Project Planner: David Mack. **Project Location:** 11455 Wood St, Castroville.
Assessor's Parcel No: 030-231-006-000. **Permit Type:** Amendment to General Development Plan. **Planning Area:** North County. **Environmental Status:** Categorical Exemption. **Project Description:** Amendment to previously approved General Development Plan (PLN100669) to add additional allowable uses, operation standards, and design regulations at an existing industrial facility.

Project planner David Mack presented the project and discussed specific information received in a letter from a concerned neighbor.

Public Comment: Andrew Ausonio; Linda Greer

Discussion ensued regarding the uses of described in the General Development Plan.

It was moved by Commission Vandevere moved, seconded by Commissioner Mendez, and passed by the following vote to approve the project including all changes in the resolution and the General Development Plan:

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

Break 10:25 a.m. - Reconvene 10:45 a.m.

5. FLORES PAUL H/LINDA S - PLN140300

Project Planner: David Mack. **Project Location:** 564 Monhollan Rd, Carmel.
Assessor's Parcel No: 103-071-025-000. **Permit Type:** Combined Development Permit. **Planning Area:** Greater Monterey Peninsula Area Plan. **Environmental**

Status: Negative Declaration. **Project Description:** Combined Development Permit consisting of: 1) Use Permit to allow after-the-fact removal of approximately 24 protected trees (20 Oaks and 4 Monterey Pines) (code enforcement case 14CE00183); 2) Use Permit to allow the removal of approximately 15 additional protected trees (14 Monterey Pine and 1 Oak); and 3) Design Approval to allow the construction of a 7,200 square foot one-story single family dwelling and a 1,200 square foot accessory dwelling unit (ADU) and the demolition of an existing 1,200 square foot single family dwelling. Recommended Action: Adopt Negative Declaration and approve project.

Project planner David Mack presented the project. Discussion ensued regarding the forest management plan; tree removal and the well.

Public Comment: Paul Flores; David Beech gave presentation; Sam Ezekiel; Jim Anderson; Mary Kay Oslang. Paul Flores, applicant gave rebuttal to comments made during Public Comment.

Staff gave clarification regarding the water service. Environmental Health representative Roger VanHorn gave clarification regarding the well testing

It was moved by Commissioner Diehl, seconded by Commissioner Salazar to bring back to the hearing a resolution of intent to deny for the use permit and restoration of the site is appropriate and trail the item to 3:00 p.m.:

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

Lunch Break 11:52 a.m. - Reconvene 1:32 p.m.

Commissioner Brown informed the commission he will leave at 3:30

6. **MONTEREY PENINSULA COUNTRY CLUB - PLN140077 and PLN140432.**
Project Planner: Luis Osorio. **Project Location:** 3000 Club Rd, Pebble Beach.
Assessor's Parcel No(s): 007-361-006-000, 007-361-007-000, 007-371-003-000, 007-371-006-000, 007-371-010-000, 007-371-011-000, 007-371-012-000 and 007-522-008-000. **Permit Type:** Combined Development Permit. **Planning Area:** Greater Monterey Peninsula and Del Monte Forest LUP. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** Inland Portion: Combined Development Permit consisting of: 1) Administrative Permit for the renovation of the portions of the existing Dunes Golf Course located in the Inland areas (Hole Nos. 1, 2, 3, 4, 5, 6, 7, 8, 13, 15, 16, 17 & 18) including replacement of the irrigation system; sand capping of the golf course (approximately 34,999 cubic yards of sand import); grading to adjust course contouring (approximately 173,060 cubic yards cut and 163,280 cubic yards of fill); replacement of existing concrete cart paths with permeable surface paths; removal and replacement of five pedestrian bridges and two cart bridges; landscaping renovation; and 2) Use Permit for removal of 46 protected Oak trees and for restoration of an

environmentally sensitive habitat (Sawmill Gulch) where it crosses Hole Nos. 4, 5 & 8 of the golf course. The area of the development is the inland portion of the Monterey Peninsula Country Club Dunes Golf Course, Greater Monterey Peninsula Area Plan. Coastal Portion: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the renovation of the portions of the existing Dunes Golf Course located in the Coastal Zone (Hole Numbers. 9, 10, 11, 12 & 14) including replacement of the irrigation system; sand capping of the golf course; grading to adjust course contouring (approximately 34,183 cubic yards of cut and 43,398 cubic yards of fill); replacement of existing concrete cart paths with permeable surface paths; removal of cart and pedestrian crossings and construction of replacement crossings; landscaping renovation; and restoration of portions of the Sawmill Gulch Creek adjacent to Hole Number 9; 2) Coastal Development Permit for restoration of an environmentally sensitive habitat (Sawmill Gulch); and 3) Coastal Development Permit for development within 750 feet from a known archaeological resource. The area of the development is the portion of the Monterey Peninsula Country Club Dunes Golf Course located in the designated Coastal Zone of the Del Monte Forest Land Use Plan. Recommended Action: Adopt Mitigated Negative Declaration with the Mitigation Monitoring and Reporting Plan and approve project.

Project planner Luis Osorio presented the project. Staff made reference to correspondence received on project. Megan Jones, Rincon consultant discussed the concerns raised in the initial study and the correspondence from the Air District.

Public Comment: Mike Bauer; Bob Zoller; Thomas Jamison; Ted Ballesteri; Mark Stillwell; Jeff Couch; Michael Harrington; Achio Chen. Thomas Jamison, applicant's counsel, gave rebuttal to public comments.

Break 2:45 p.m. - Reconvene 3:03 p.m.

Public Comment continued: Bob Zoller, Andrea Edwards, arborist, Thomas Jamison

Commissioner Vandevere suggested a change to Finding number 4 regarding the removal of trees.

It was moved by Commissioner Vandevere, seconded by Commissioner Diehl, and passed by the following vote to approve the project including all changes:

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

Trailed Item - Laura Lawrence is now acting secretary.

5. FLORES PAUL H/LINDA S - PLN140300

Project Planner: David Mack. **Project Location:** 564 Monhollan Rd, Carmel.

Assessor's Parcel No: 103-071-025-000. **Permit Type:** Combined Development

Permit. **Planning Area:** Greater Monterey Peninsula Area Plan. **Environmental Status:** Negative Declaration. **Project Description:** Combined Development Permit consisting of: 1) Use Permit to allow after-the-fact removal of approximately 24 protected trees (20 Oaks and 4 Monterey Pines) (code enforcement case 14CE00183); 2) Use Permit to allow the removal of approximately 15 additional protected trees (14 Monterey Pine and 1 Oak); and 3) Design Approval to allow the construction of a 7,200 square foot one-story single family dwelling and a 1,200 square foot accessory dwelling unit (ADU) and the demolition of an existing 1,200 square foot single family dwelling. Recommended Action: Adopt Negative Declaration and approve project.

Planning Services Manager John Ford discussed the changes in the revised resolution.

Public Comment: The applicant, Paul Flores requested a continuance.

It was moved by Commissioner Diehl, seconded by Commissioner Salazar, and passed by the following vote to deny the project:

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

Commissioner Brown left at 3:30 p.m.

7. HENRY MILLER MEMORIAL LIBRARY - PLN060703

Project Planner: Luis Osorio. **Project Location:** 48603 Hwy 1, Big Sur. **Assessor's Parcel No(s):** 420-181-006-000 and 420-191-010-000. **Permit Type:** Coastal Development Permit. **Planning Area:** Big Sur Coast Land Use Plan, Coastal Zone. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** Combined Development Permit for development on the Henry Miller Memorial Library site consisting of: 1) Coastal Development Permit to allow public and private events on the Library site; 2) Coastal Administrative Permit and Design Approval to allow: a) Demolition of a storage closet and one restroom in the library building, partial demolition of an existing deck, and addition of a restroom facility with two restrooms compliant with the Americans with Disabilities Act (ADA) attached to rear of the existing Library; b) Repair and expansion of the septic system including a new septic line to the proposed restroom facility, as well as a 100 foot extension of an existing leach field; and c) Site improvements including a new ADA-compliant, handicapped-accessible ramp; three paved ADA-compliant parking spaces on the frontage of the Library property on Highway 1; parking improvements; and appurtenances to the water system including two 5,000-gallon storage tanks (one for unfiltered irrigation water and one for potable water); the water storage tanks would be located on the adjacent Gill Parcel and be accessible through a proposed mutual access, parking and utility easement; 3) Coastal Development Permit for a Lot Line Adjustment to adjust the property boundary between the Library parcel and the adjacent Gill parcel increasing the size of the 0.625 acre Library parcel to 0.66 acres and decreasing the size of the adjacent Gill parcel from 30.06 acres to 30.01 acres; and 4) Coastal Development Permit to allow a reduction of on-site parking

requirements for events, in conjunction with the operation of a shuttle service and off-site parking being in place during events.

Project planner Luis Osorio presented the project. Staff gave clarifications of findings in the resolution and made changes to conditions 6 and 17.

Public Comment: Robert Carver, Studio Carver; Maria Garcia-Torch; Chris Lawrence

It was moved by Commissioner Diehl, seconded by Commissioner Vandevere, and passed by the following vote to approve the project including all changes:

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

Commissioner Rochester requested that the last three items be continued to another meeting.

Planning Services Manager Jacqueline Onciano requested that the commission hear at least one of the three items. Staff requested that the commission hear the item for the North County LUACs.

9. COUNTY OF MONTEREY - WATER AND ENERGY EFFICIENT LANDSCAPE ORDINANCE AND MANUAL - REF110056

Project Planner: Anna Quenga/Jacqueline Onciano. **Permit Type:** Ordinance.

Environmental Status: Categorical Exemption under Sections 15307 and 15308 of the CEQA Guidelines. **Project Description:** CONTINUED FROM JANUARY 14, 2015.

Consider making a recommendation to the Board of Supervisors to adopt the proposed ordinances amending Chapter 16 (Environment) of the Monterey County Code to add Chapter 16.64 -Water and Energy Efficient Landscape (Inland) and Chapter 16.63 -Water and Energy Efficient Landscape (Coastal) and to adopt a resolution approving the Monterey County Landscape Manual - Standards, Guidelines and Specified Performance Requirements for Landscape Water Use and Irrigation.

10. COUNTY OF MONTEREY - DEVELOPMENT EVALUATION SYSTEM - REF120030

Project Planner: Anna Quenga. **Permit Type:** Referral. Planning Area: Inland Areas. **Environmental Status:** Categorical Exemption per Section 15262. **Project**

Description: Conduct a second public workshop on the Development Evaluation System for the unincorporated inland areas of the County of Monterey that would evaluate and score certain development applications pursuant to Policy LU-1.19 of the 2010 Monterey County General Plan.

It was moved by Commission Vandevere, seconded by Commissioner Getzelman to continue the items 9 and 10 and schedule to next hearing of February 11, 2015:

Comment from Christina McGinnis regarding the DES

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

8. COUNTY OF MONTEREY - CONSOLIDATION OF NORTH COUNTY INLAND AND NORTH COUNTY COASTAL LAND USE ADVISORY COMMITTEES - REF150004

Planning Planner: Anna Quenga. **Planning Area:** North County and North County Coastal. **Environmental Status:** Categorical Exemption. **Project Description:** Consider and recommend the Board of Supervisors consolidate the North County Non-Coastal and North County Coastal Land Use Advisory Committees.

Project planner Anna Quenga presented the project. Staff discussed the two options regarding the LUACs.

It was moved by Commissioner Rochester, seconded by Commissioner Mendez, and passed by the following vote to recommend to the Board of Supervisors to approve the consolidation of the North County LUACs and retain the current members:

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

G. OTHER MATTERS: NONE

H. DEPARTMENT REPORT

The nominations for Chair and Vice-Chair will be appointed on the February 11, 2015 agenda.

Commissioner Mendez inquired about the tree removal ordinance. Planning Services Manager Jacqueline Onciano stated the plan is to come before the commission as a workshop and project in May.

I. ADJOURNMENT - 4:31 p.m.

Date Adopted: March 25, 2015

ATTEST

Mike Novo, Secretary

Laura Lawrence, Acting Secretary

MN/LL/ca