

**DRAFT
MONTEREY COUNTY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 11, 2015
MINUTES**

PLEDGE OF ALLEGIANCE - 9:00 A.M.

A. ROLL CALL

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

B. PUBLIC COMMENTS - None

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Secretary Novo announced the documents distributed on the dais for Item 4.

D. APPROVAL OF MINUTES: November 12, 2014

It was moved by Commissioner Mendez, seconded by Commissioner Vandevere, and passed by the following vote to approve the minutes of **November 12, 2014**:

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

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS - None

F. SCHEDULED ITEMS

1. MONTEREY COUNTY PLANNING COMMISSION - PD070806

Project Description: Planning Commission Nominating Committee. **Recommended Action:** Chair to appoint Nominating Committee to provide nominations for 2015 Planning Commission Chair and Vice Chair.

Chair Hert appointed Commissioner Roberts and Commissioner Rochester to serve as the Nominating Subcommittee for the upcoming Chair and Vice-Chair of the Planning Commission.

Break 9:12 a.m. - 9:14 a.m.

2. MONTEREY COUNTY PLANNING COMMISSION - PD070806

Project Description: Planning Commission Nominating Committee presents nominations for Chair and Vice-Chair.

The committee nominated Commissioner Diehl as Chair and Commissioner Padilla as Vice-Chair.

It was moved by Commissioner Vandevere, seconded by Commissioner Mendez, and passed by the following vote to elect Commissioner Diehl as Chair and Commissioner Padilla as Vice-Chair for the next year:

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

3. 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 28, 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.

Project planner Anna Quenga and RMA Manager Jacqueline Onciano presented the ordinance.

Public Comment: None

The Commission made suggestions to look at the flow chart, enforcement, and retroactive application of the provisions.

It was moved by Commissioner Rochester, seconded by Commissioner Hert, and passed by the following vote to continue the hearing to March 11, 2015:

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

Commissioner Salazar arrived at 10:15 a.m.

4. 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:** CONTINUED FROM JANUARY 28, 2014. 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.

Project planner Anna Quenga presented a workshop and discussed the three comment letters distributed to the Commission.

Break 10:30 a.m. - Reconvene 10:42 a.m.

Public Comment: Amy White, Executive Director of LandWatch; Christine Kemp, Refinement Group.

Commissioner Diehl informed the public that PLN130417 – Monterey Peninsula Regional Park - Palo Corona would not be heard before 1:30. Commissioner Diehl trailed Item #5 to be heard after Item #6. Commissioner Rochester left at 11:58 a.m.

The Commission provided suggestions to staff on what should be included and asked them to return for another workshop.

Lunch Break 12:15 p.m. – Reconvene 1:35 p.m. Commissioners Rochester, Salazar and Brown did not return for the afternoon session.

H. DEPARTMENT REPORT

Secretary Novo reported on the actions taken at the Board of Supervisors on February 10, 2015:

- ✚ Solar farm was approved
- ✚ Seed funding was provided for Airport Land Use Commission to begin update to airport compatibility plans
- ✚ Commissioners Hert, Padilla, and Rochester were re-appointed

Upcoming Items to the Planning Commission:

- ✚ Tree Removal – Comprehensive Report
- ✚ Code Enforcement Update

G. OTHER MATTERS: NONE

5. COUNTY OF MONTEREY - REPORT RE: ADOPTED AMENDMENTS TO CONDITION OF APPROVAL AND MITIGATION MONITORING AND REPORTING PROGRAM - REF140079

Project Planner: Laura Lawrence. **Project Description:** Receive report regarding revisions to the Condition of Approval and Mitigation Monitoring and Reporting Program adopted by the Board of Supervisors on January 24, 2012 and December 16, 2014.

Planning Services Manager Laura Lawrence presented the report. The Planning Commission accepted the report.

Commissioner Diehl recused herself from the hearing on the next project. Commissioner Padilla presided as Chair over the hearing.

6. MONTEREY PENINSULA REGIONAL PARK DISTRICT (PALO CORONA REGIONAL PARK) - PLN130417

Project Planner: Joe Sidor. **Project Location:** Palo Corona Regional Park, east of Highway 1, between Ribera (south) and Oliver (north) Roads. **Assessor's Parcel No:** 243-081-008-000. **Permit Type:** Combined Development Permit. **Planning Area:** Carmel LUP. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** CONTINUED FROM JANUARY 14, 2015. Combined Development Permit consisting of: 1) a Coastal Development Permit to allow development on slopes in excess of 30% (for the construction of turn-out areas on the existing access road); 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 3) a Coastal Administrative Permit and Design Approval to allow the construction of a 57-space public parking area and improvements to an existing access road; and associated grading.

Only five Commissioners were present for this item. County Counsel clarified that a quorum would need to be six members present. The option was to adjourn the meeting and continue the item to a date certain. Counsel recommended continuing the item to a date certain.

Public Comment: Rafael Payan, applicant's representative agreed to the continuance and will be available on February 25, 2015.

A vote was not needed and the item was continued to be first on the February 25, 2015 agenda.

I. ADJOURNMENT - 2:10 p.m.

Date Adopted:

ATTEST

Mike Novo, Secretary

MN/ca