

**DRAFT
MONTEREY COUNTY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 25, 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 described documents distributed on the dais.

D. APPROVAL OF MINUTES: None

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS - None

F. SCHEDULED ITEMS

1. 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 FEBRUARY 11, 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.

Commissioner Diehl recused herself from the hearing and left the chambers. Commissioner Padilla presided over the hearing as Chair.

Project planner Joseph Sidor presented the project.

Public Comment: Rafael Payan; Christine Kemp; Kelly Sorenson, Park District Board Member and Executive Director of Ventana Wildlife Society; Rachel Saunders, Big Sur Land Trust; Scott Hennessey; Alfred Diaz-Infante, President of CHISPA and Board Member of Big Sur Land Trust; Steve Dennis, Point Lobos Foundation; Tom Reeves; Dennis Long; Matt Fusie, State Parks Superintendent; Nigel Lovett; Gary Logan; Roberto Pia.

Michael Whilden, attorney representing Parks District, and Rafael Payan, responded to public comments.

It was moved by Commissioner Vandevere, seconded by Commissioner Roberts, and passed by the following vote to consider the Mitigated Negative Declaration, adopt the Mitigation Monitoring Reporting Plan and approve the Combined Development Permit:

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

Chair Diehl returned to the chambers and resumed Chair duties.

2. EARL JEFFREY/EARL MEDINA LYNN - PLN140660

Project Planner: Grace Bogdan. **Project Location:** 12 San Clemente Trail, Carmel. **Assessor's Parcel No:** 239-091-043-000. **Permit Type:** Combined Development Permit. **Planning Area:** Greater Monterey Peninsula. **Environmental Status:** Previously certified Environmental Impact Report. **Project Description:** Combined Development Permit consisting of an Administrative Permit and Design Approval for the construction of a 4,993 square foot single family dwelling with a 646 square foot detached garage within the Site Plan Review zoning district; Use Permit for development on slopes in excess of 25%; and a Use Permit for the removal of 26 coast live oak trees.

Project planner Grace Bogdan presented the project.

Public Comment: Ross Garland, applicant's representative, agreed to all conditions.

It was moved by Commissioner Brown, seconded by Commissioner Salazar, and passed by the following vote to approve the Combined Development Permit:

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

Agenda Item F.5 was considered next.

5. COUNTY OF MONTEREY - GENERAL PLAN AMENDMENT - REF150010

Project Planner: Jacqueline R. Onciano. **Environmental Status:** Addendum to Certified Final Environmental Impact Report. **Project Description:** Recommend to the Board of Supervisors regarding proposed amendments to the 2010 Monterey County General Plan to implement litigation settlement agreements with Land Watch Monterey County and The Open Monterey Project. The proposed amendments amend the following policies: PS. 3-1 (relating to long term sustainable water supply), OS-3.5 (relating to Agriculture and the conversion of uncultivated land on slopes greater than 25%), OS-3.1 (relating to Best Management Practices regarding erosion control), OS-3.9 (relating to a program to address cumulative hydrologic impact of the conversion of

hillside rangeland to cultivated croplands), OS-5.16 (relating to biological report requirements), OS-5.24 (relating to wildlife corridor/linkages and the addition of an illustrative wildlife corridor map to the 2010 General Plan);and amend the Agricultural Winery Corridor Plan and Glossary. These amendments are applicable in the non-coastal unincorporated area of Monterey County. (Inland Areas Only).

County Counsel Leslie Girard requested a continuance to March 25, 2015 because the item was not properly noticed in the newspaper.

Public Comment: Abbey Taylor-Silva, Grower-Shipper Association; Nancy Isakson, Salinas Valley Water Coalition President and Refinement Group member.

It was moved by Commissioner Rochester, seconded by Commissioner Brown, and passed by the following vote to continue the hearing to March 25, 2015:

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

The Commission returned to Agenda Item F.3.

3. PICK-N-PULL SAN JOSE AUTO DISMANTLERS - PLN140677

Project Planner: Steve Mason. Project Location: 516 A, Dolan Rd D, Moss Landing. Assessor's Parcel No: 131-054-002-000. Permit Type: Permit Extension. Planning Area: North County Land Use Plan. Environmental Status: Addendum to Previously Adopted Mitigated Negative Declaration. Project Description: Coastal Development Permit Extension, for ten years, for previously approved Coastal Development Permits allowing vehicle dismantling and parts sales for: "Pick-n-Pull Auto" - Parcel B.

S & S LAND DEVELOPMENT CO - PLN140713

Project Location: 516 B Dolan Rd D, Moss Landing. Assessor's Parcel No: 131-054-001-000. Permit Type: Permit Extension. Planning Area: North County Land Use Plan. Environmental Status: Addendum to Previously Adopted Mitigated Negative Declaration. Project Description: Coastal Development Permit Extension, for ten years, for previously approved Coastal Development Permits allowing vehicle dismantling and parts sales for: "S&S Land Development" - Parcel A.

CUTLER DEBORAH L - PLN140714

Project Location: 516 C Dolan Rd D, Moss Landing. Assessor's Parcel No: 131-054-003-000. Permit Type: Permit Extension. Planning Area: North County Land Use Plan. Environmental Status: Addendum to Previously Adopted Mitigated Negative Declaration. Project Description: Coastal Development Permit Extension, for ten years, for previously approved Coastal Development Permits allowing vehicle dismantling and parts sales for: "Gerard & Deborah Cutler" - Parcel C.

Project planner Steve Mason presented the projects.

Public Comment: Trinh Retterer, applicant's representative agreed to the conditions.

It was moved by Commissioner Salazar, seconded by Commissioner Vandevere, and passed by the following vote to continue the hearing to March 11, 2015 to provide information to the Planning Commissioners related to tracking recommended changes to conditions:

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

4. MOHSSIN IDRIS - PLN080163

Project Planner: Art Henriques. **Project Location:** South of Merritt (State Highway 183) and Poole Streets, Castroville. **Assessor's Parcel No:** 030-171-001-000. **Permit Type:** Use Permit. **Planning Area:** North County. **Environmental Status:** Previously certified Environmental Impact Report. **Project Description:** Use Permit and Design Approval to allow 24 multi-family residential units in three buildings. Grading is approximately 2,970 cubic yards (305 cubic yards cut and 2,665 cubic yards fill).

Project planner John Ford presented the project and an errata memorandum.

Public Comment: Alex Ridell, applicant's representative; Ron Stefani; Mike Scattini.

It was moved by Commissioner Salazar, seconded by Commissioner Hert and passed by the following vote to approve the project with all the changes provided in the errata memorandum and to reflect 21 units:

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

Lunch Break 11:55 a.m. – Reconvene 1:30 p.m.

6. COUNTY OF MONTEREY - ARCHAEOLOGICAL RESOURCES STANDARDS - REF110065

Project Planner: Craig Spencer. **Environmental Status:** Categorical Exemption. **Project Description:** Ordinance amending Section 21.66.050 of Title 21 (non-coastal zoning) of the Monterey County Code to update development standards for archaeological and tribal cultural resource protection. The ordinance establishes protocols for Phase I, II, and III archaeological reports for applications for discretionary land use entitlements and establishes guidelines for consultation with California Native American tribes consistent with newly enacted state law. This ordinance also adds Chapter 2.95 to the Monterey County Code to establish a Native Californian Advisory Panel whose duties would include providing public outreach and education, technical assistance to staff, and advice on development of policies and procedures for the protection of tribal cultural and archaeological resources. This ordinance implements 2010 Monterey County General

Plan policies and is applicable in the non-coastal unincorporated area of Monterey County. (File Number: REF110065; Inland Areas Only).

Project planner Craig Spencer presented the project.

Public Comment: Louise Miranda Ramirez; Susan Morley; Gary Breschini; Tom Little Bear Nason

It was moved by Commissioner Salazar, seconded by Commissioner Getzelman, and passed by the following vote to find the project categorically exempt and recommend adoption of the ordinance to the Board of Supervisors:

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

Break 2:56 – Reconvene 3:10 p.m. Commissioner Brown left at 3:00 p.m.

7. MONTEREY COUNTY LOCAL COASTAL PROGRAM -LAND USE PLAN AND ORDINANCE HOUSING AMENDMENTS - REF140049

Project Planner: Craig Spencer. **Environmental Status:** Addendum to previously adopted Negative Declaration. **Project Description:** 1) Amend the County of Monterey's certified Local Coastal Program, specifically the Big Sur Land Use Plan, the North County Land Use Plan, the Del Monte Forest Land Use Plan, and the Carmel Area Land Use Plan, to replace the term "Caretaker" housing with "Accessory Dwelling Unit" and to add new language that will allow the granting of Density Bonus; and 2) ordinance amending the Monterey County Coastal Implementation Plan, (Title 20 of the Monterey County Code), including: Part 1 (Zoning Ordinance); Part 2 (North County Land Use Plan Area Implementation Plan); Part 3 (Big Sur Coast Implementation Plan); and Part 4 (Carmel Area Implementation Plan) to update definitions of terms and provide regulations and development standards for 1) Residential Care Facilities; 2) Transitional Housing or Transitional Housing Development; 3) Supportive Housing; 4) Agricultural Employee Housing; 5) Employee Housing; 6) Single Room Occupancy Facilities; 7) Homeless Shelter; 8) Accessory Dwelling Units; 9) Reasonable Accommodation; and 10) Density Bonus and Incentives. **Recommended Action:** Consider an Addendum to the previously adopted Negative Declaration and recommend the Board of Supervisors approve the Land Use Plan amendments and adopt the ordinance.

Project planner Craig Spencer presented the amendments.

Public Comment: None

It was moved by Commissioner Vandevere, seconded by Commissioner Rochester, and passed by the following vote to continue the hearing to May 27, 2015 to allow time to bring the amendments to each of the coastal Land Use Advisory Committees:

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

ABSTAIN: None

8. PRESENTATION ON TREE REMOVAL PERMITS

Project Planner - Dan Lister/John Ford - Oral Presentation on tree removals which does not require approval by the Planning Commission. The presentation will describe the criteria for approving tree removal, the process used to authorize removal, process for insuring replacement plantings and provide an overview of where the removals are taking place.

Project planner Daniel Lister gave a presentation of the tree removal review and process.

G. OTHER MATTERS: None

H. DEPARTMENT REPORT

Secretary Novo informed the Commission their IPADS have arrived. There will be a discussion regarding training on the use and a procedure of switching from paper to electronic.

I. ADJOURNMENT - 3:58 p.m.

Date Adopted:

ATTEST

Mike Novo, Secretary

MN/ca