

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

PLEDGE OF ALLEGIANCE - 9:00 A.M.

Laura Lawrence was the Acting Secretary

A. ROLL CALL

Present: Jay Brown, Paul Getzelman, Don Rochester, Amy Roberts, Chair, Jose Mendez, Vice-Chair, Martha Diehl, and Luther Hert.

Absent: Keith Vandevere, Aurelio Salazar, Jr., and Cosme Padilla.

B. PUBLIC COMMENTS - None

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The minutes are being deleted from the agenda.

D. APPROVAL OF MINUTES: December 11, 2014, January 14 and 28, 2015

Action will be taken on the minutes at the next hearing of March 25, 2015.

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS - None

F. SCHEDULED ITEMS

1. COUNTY OF MONTEREY - GENERAL PLAN AMENDMENT - REF150010

Project Planner: Jacqueline R. Onciano. **Environmental Status:** Addendum to Certified Final Environmental Impact Report. **Project Description: CONTINUED FROM FEBRUARY 25, 2015 TO MARCH 25, 2015.** 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).

INFORMATION ONLY: ON FEBRUARY 25, THE PLANNING COMMISSION CONTINUED THIS MATTER TO MARCH 25, 2015. THIS MATTER WILL BE HEARD ON MARCH 25, 2015.

No action needed to be taken and was continued to the March 25th hearing.

Commissioner Salazar arrives at 9:08 a.m.

2. 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:** **CONTINUED FROM FEBRUARY 25, 2015.** 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. **Recommended Action:** Approve Project.

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:** **CONTINUED FROM FEBRUARY 25, 2015.** 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. **Recommended Action:** Approve Project

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:** **CONTINUED FROM FEBRUARY 25, 2015.** 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. **Recommended Action:** Approve Project

Project planner Steve Mason presented the project. Staff made correction to Finding number 2 in PLN140677 (Pick-N-Pull Auto Dismantlers).

Public Comment: Trinh Retterer, L & G, agreed to conditions. Fred Evenson; Yair Chever; Chris Oselini.

Trinh Retterer, applicant gave rebuttal to public comments. Discussion ensued regarding the permits for each property.

It was moved by Commissioner Rochester, seconded Commissioner Brown, and passed by the following vote to approve the projects:

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

Mike Novo arrives and is seated as Secretary.

3. VENTANA PROPERTY HOLDINGS LLC/GIANOLINI ROY C/VIRGINIA B TRS - PLN100065

Project Planner: Joe Sidor. **Project Location:** Adjacent to 38740 Los Coches Road, Soledad. **Planning Area:** Central Salinas Valley. **Environmental Status:** Negative Declaration. **Project Description:** Minor Subdivision Tentative Map to allow the division of a 354.12 acre parcel into five (5) parcels (Parcel 1, 56.01 acres; Parcel 2, 55.98 acres; Parcel 3, 55.95 acres; Parcel 4, 55.78 acres; and Parcel 5, 130.40 acres).

Project planner Joseph Sidor presented the project.

Public Comment: Bruce Sturten, applicant agreed to conditions.

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

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

4. JACOBS AXEL G/ADRIANA P - PLN140926

Project Planner: Daniel Lister. **Project Location:** 2814 Congress Rd, Pebble Beach. **Planning Area:** Greater Monterey Peninsula. **Environmental Status:** Categorical Exemption. **Project Description:** Use Permit to allow the removal of seven (7) Coast Live Oak trees and a Design Approval to allow the construction of a 1,936 square foot two-story single family dwelling with a 533 square foot garage, 168 square feet of covered area, and approximately 175 cubic yards of associated grading.

Project planner Dan Lister presented the project. Staff made correction to resolution regarding site visit date, Finding number 4, Evidence b.

Public Comment: Adriana Jacobs, applicant agreed to the conditions.

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

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

5. 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 FEBRUARY 11, 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.

Secretary Novo requested a continuance to the March 25, 015 hearing.

Public Comment: None

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

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

G. OTHER MATTERS: NONE

H. DEPARTMENT REPORT

Secretary Novo stated the iPads are being configured and training will be done and a transition plan will be done and discussed.

I. ADJOURNMENT - 10:03 a.m.

Date Adopted:

ATTEST

Mike Novo, Secretary

MN/LL/ca

Laura Lawrence, Acting Secretary