

**DRAFT
MONTEREY COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 25, 2015
MINUTES**

PLEDGE OF ALLEGIANCE - 9:00 A.M.

A. ROLL CALL

Laura Lawrence is Acting Secretary

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

Absent: Keith Vandevere

B. PUBLIC COMMENTS - None

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Acting Secretary Laura Lawrence stated the January 28, 2015 minutes are not available and described the documents on the dais.

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS - None

D. APPROVAL OF MINUTES: December 10, 2014 and January 14, 2015

It was moved by Commissioner Salazar, seconded by Commissioner Rochester, and passed by the following vote to approve the minutes of **December 10 2014**:

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

It was moved by Commissioner Brown, seconded by Commissioner Getzelman, and passed by the following vote to approve the minutes of **January 14, 2015**:

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

F. SCHEDULED ITEMS

1. ALVAREZ SALVADOR/HERMALINDA - PLN070292

Project Planner: Luke Connolly/John Ford. **Project Location:** North Prunedale Road, south of San Miguel Canyon Road, Salinas. **Assessor's Parcel No:** 127-013-007-000.

Permit Type: Use Permit and General Development Plan. **Planning Area:** North County. **Environmental Status:** Negative Declaration. **Project Description:** Use Permit and General Development Plan to allow the construction of a two-story 10,610 square foot commercial structure with an 8,970 square foot first story of leasable space and 1,640 square foot mezzanine area to be used as storage.

Project planner John Ford presented the project. Staff recommended removing condition number 12; amending condition numbers 10 and 14 and changing any references to “Mitigated Negative Declaration” to Negative Declaration.

Public Comment: Belinda Taluban, applicant's representative, agreed to all conditions and changes.

It was moved by Commissioner Padilla, seconded by Commissioner Mendez, and passed by the following vote to approve the project with all changes:

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

A break was taken to review the comment letters presented for the General Plan Amendment - Item 2.

Break 9:20 a.m. - Reconvene 9:28 a.m.

2. **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.** 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).

Chief Assistant County Counsel Leslie Girard discussed the settlement agreement. Jacqueline Onciano presented the amendments. Tanya Diamond discussed the formation of the wildlife corridor map.

General - Public Comment: Gary Cursio, Chairman, Monterey County Hospitality Association; Tom Rawley, Monterey Peninsula Taxpayers Association; Kurt Gollnick, Chief Operating Officer for Sheid Vineyards; Kevin Stone, Monterey County Association of Realtors; Jody Hanson, President and CEO of the Monterey Peninsula Chamber of Commerce

Long Term Sustainable Water Supply - Public Comment: Pam Silkwood, representative for Salinas Valley Water Coalition, Monterey County Farm Bureau, Monterey Peninsula Taxpayers Association and Monterey and Santa Cruz Building and Construction Trade Council

Wildlife Corridors - Public Comment: Rachel Saunders, Conservation of Big Sur Land Trust; Darlene Din, Salinas River Channel Coalition and Grower-Shipper Association; Melissa Duflock; Abby Taylor-Silva, Vice-President Grower-Shipper Association

Break 10:34 a.m. - Reconvene 10:50 a.m.

Agricultural and Winery Corridor - Public Comment: Ron Chessire, Monterey and Santa Cruz Building Construction Trade Council; Abby Taylor-Silva, Grower-Shipper Association

Glossary - Public Comment: Nancy Isakson, Salinas Valley Water Coalition

Chief Assistant County Counsel Leslie Girard responded to public comment.

It was moved by Commissioner Hert to approve staff's recommendation. The motion died for lack of a second.

It was moved by Commissioner Getzelman, seconded by Commissioner Brown, and passed by the following vote to recommend denial of the general plan amendments to the Board of Supervisors and to direct staff to prepare a resolution presenting the Planning Commission's decision:

AYES: Brown, Getzelman, Rochester, Salazar, Diehl, Roberts, Hert, Padilla, Mendez
NOES: None
ABSENT: Vandever
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 MARCH 11, 2015.

Recommend 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 presented the ordinance and manual.

Public Comment: Pam Silkwood, Refinement Group; Tom Rawley, Monterey Peninsula Tax Payers Coalition

It was moved by Commissioner Brown, seconded by Commissioner Rochester, and passed by the following vote to recommend to the Board of Supervisors to adopt the ordinance and manual with the suggested clarification that the new ordinance does not apply to building permits that have been issued:

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

G. OTHER MATTERS: APPOINTMENT - NORTH COUNTY NON-COASTAL LUAC - Michael Mastroianni

It was moved by Commissioner Rochester, seconded by Commissioner Padilla, and passed by the following vote to appoint Michael Mastroianni to the North County-Non-Coastal Land Use Advisory Committee.

H. DEPARTMENT REPORT

Copies of the previously amended sections of the 2010 General Plan – the Public Services Element and the Carmel Valley Master Plan - were handed out to the Commissioners.

The iPads were provided to most of the Commissioners present. Training will follow soon. County Counsel Wendy Strimling stated training will also be done regarding Public Records Act relationship to Commissioners' use of iPads.

I. ADJOURNMENT - 11:50 a.m.

Date Adopted:

ATTEST

Laura Lawrence, Acting Secretary

LL/ca