

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
APRIL 30, 2008
MINUTES**

The Planning Commission met at 9:00 a.m. in the Board of Supervisors Chambers of the Courthouse, 168 West Alisal Street, Salinas, California.

I. ROLL CALL

Present: Jay Brown, Steve Pessagno, Martha Diehl, Don Rochester, Aurelio Salazar, Jr. (Chairman), Keith Vandevere (Vice Chair)

Absent: Nancy Isakson, Juan Sanchez, Cosme Padilla, Mathew Ottone

Secretary Novo introduced Jon Johnson, a new Senior Planner.

II. PUBLIC COMMENT: None

III. APPROVAL OF MINUTES: None

IV. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS: None

V. COMMISSIONER COMMENTS, REQUESTS & REFERRALS: Commissioner Salazar requested a copy of the 2008 CEQA Guidelines and stated he would like to see photos on the badges/key cards for Commissioners.

VI. ACTION ITEMS

Commissioner Ottone arrived at 9:07 a.m.

1. MONTEREY PENINSULA REGIONAL PARK (PLN080093)

AMENDMENT TO AN EXISTING COASTAL DEVELOPMENT PERMIT PLN050638 CONSISTING OF THE FOLLOWING ENTITLEMENTS: 1) COASTAL DEVELOPMENT PERMIT TO ALLOW THE DEVELOPMENT OF 22,285 LINEAR FEET OF NEW TRAILS WITHIN 100 FEET OF AN ENVIRONMENTALLY SENSITIVE HABITAT; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT OF 2,195 LINEAR FEET OF ROAD REALIGNMENTS AND THE RETIREMENT OF 10,475 LINEAR FEET OF EXISTING ROADS ON SLOPES IN EXCESS OF 30%; AND GRADING (APPROXIMATELY 1,402 CUBIC FEET OF CUT AND 1,402 CUBIC FEET OF FILL). THE PROPERTY IS LOCATED WITHIN THE PALO CORONA REGIONAL PARK (ASSESSORS PARCELS 243-101-007-000, 243-101-006-000, 243-081-008-000, 243-081-005-000, 157-121-001-000, AND 157-121-002-000), EAST OF CARMEL RIVER STATE BEACH, CARMEL AREA, COASTAL ZONE.

Ramon Montano, Project Planner, stated that the applicant requested a continuance to May 14th to allow time for the Parks District to resolve access issues with a neighbor.

There was no public comment.

It was moved by Commissioner Brown, seconded by Commissioner Rochester and passed by the following vote to continue the hearing to May 14, 2008.

AYES: Pessagno, Brown, Rochester, Diehl, Salazar, Vandevere, Ottone
NOES: None
ABSENT: Isakson, Padilla, Sanchez

2. U S A (CHAPIN) (PLN070377)

SECOND EXTENSION REQUEST TO A PREVIOUSLY APPROVED PERMIT (PLN970390) FOR AN ASPHALT AND CONCRETE RECYCLING FACILITY. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF RESERVATION ROAD AND IMJIM ROAD, MARINA (ASSESSOR'S PARCEL NUMBER 031-121-002-000), GREATER MONTEREY PENNINSULA AREA.

Project Planner Valerie Negrete requested a continuance to May 14 to review new, updated traffic information, meet with the applicant, and incorporate new information into project review.

There was no public comment.

It was moved by Commissioner Brown, seconded by Commissioner Ottone and passed by the following vote to continue the item to May 14, 2008.

AYES: Pessagno, Brown, Rochester, Diehl, Salazar, Ottone, Vandevere
NOES: None
ABSENT: Isakson, Padilla, Sanchez

3. REED PATRICIA A/MICHAEL (PLN070131)

USE PERMIT TO ALLOW THE REMOVAL OF 11 COAST LIVE OAK TREES TO ALLOW THE CONSTRUCTION OF A NEW 2,614 SQUARE FOOT MANUFACTURED HOME WITH A 440 SQUARE FOOT ATTACHED GARAGE AND THE CONVERSION OF AN EXISTING 1,200 SQUARE FOOT MANUFACTURED HOME TO STORAGE, AND GRADING CONSISTING OF 337 CUBIC YARDS OF CUT AND 316 CUBIC YARDS OF FILL. THE PROPERTY IS LOCATED AT 113 VEGA ROAD, WATSONVILLE (ASSESSOR'S PARCEL NUMBER 117-472-001-000), NORTH COUNTY AREA, NON-COASTAL ZONE.

Project Planner Valerie Negrete requested a continuance to a date uncertain to allow for further environmental review and re-noticing.

Ray Schmitt, Coastal Home Solutions, appearing on behalf of applicant, objected to the continuance.

Staff relayed that the time is needed for an Initial Study and circulation due to impacts identified in the project biological report.

It was moved by Commissioner Vandevere and seconded by Commissioner Diehl to continue to a date uncertain.

After discussion, Vandevere amended his motion to continue the item to June 11, 2008. Commissioner Diehl, who had seconded the motion, concurred with the amendment, which passed by the following vote:

AYES: Pessagno, Brown, Diehl, Salazar, Ottone, Vandevere
NOES: Rochester
ABSENT: Isakson, Padilla, Sanchez

VIII. OTHER MATTERS: (Taken Out of Order)

SOUTH COUNTY LUAC – It was moved by Commissioner Brown, seconded by Commissioner Pessagno and passed by the following vote to **appoint Edward C. Buntz and Milton “Butch” Heinsen.**

AYES: Pessagno, Brown, Diehl, Salazar, Ottone, Vandevere, Rochester
NOES: None
ABSENT: Isakson, Padilla, Sanchez

SPRECKELS NDRC – It was moved by Commissioner Diehl, seconded by Commissioner Rochester and passed by the following vote to **reappoint James Riley.**

AYES: Pessagno, Brown, Diehl, Salazar, Ottone, Vandevere, Rochester
NOES: None
ABSENT: Isakson, Padilla, Sanchez

DEL MONTE FOREST LUAC - It was moved by Commissioner Diehl, seconded by Commissioner Vandevere and passed by the following vote to **reappoint Roderick L. Dewar.**

AYES: Pessagno, Brown, Diehl, Salazar, Ottone, Vandevere, Rochester
NOES: None
ABSENT: Isakson, Padilla, Sanchez

BIG SUR LUAC – It was moved by Commissioner Diehl, seconded by Commissioner Vandevere and passed by the following vote to **reappoint Barbara Layne and Mary Trotter.**

AYES: Pessagno, Brown, Diehl, Salazar, Ottone, Vandevere, Rochester
NOES: None
ABSENT: Isakson, Padilla, Sanchez

CARMEL UNINCORPORATED/CARMEL HIGHLANDS LUAC – It was moved by Commissioner Diehl, seconded by Commissioner Vandevere and passed by the following vote to **reappoint Said “Jack” Meheen.**

AYES: Pessagno, Brown, Diehl, Salazar, Ottone, Vandevere, Rochester
NOES: None
ABSENT: Isakson, Padilla, Sanchez

NORTH COUNTY NON-COASTAL LUAC – It was moved by Commissioner Rochester, seconded by Commissioner Ottone and passed by the following vote to **reappoint Michael L. Dodd.**

AYES: Pessagno, Brown, Diehl, Salazar, Ottone, Vandevere, Rochester
NOES: None
ABSENT: Isakson, Padilla, Sanchez

CHUALAR CANYON NDRC - It was moved by Commissioner Brown, seconded by Commissioner Pessagno and passed by the following vote to **reappoint Ginny Brown.**

AYES: Pessagno, Brown, Diehl, Salazar, Ottone, Vandevere, Rochester
NOES: None

ABSENT: Isakson, Padilla, Sanchez

BRADLEY/PARKFIELD LUAC - It was moved by Commissioner Brown, seconded by Commissioner Pessagno and passed by the following vote to accept the **resignation of Mike Orradre** and send a letter thanking him for his service.

AYES: Pessagno, Brown, Diehl, Salazar, Ottone, Vandevere, Rochester

NOES: None

ABSENT: Isakson, Padilla, Sanchez

IX. DEPARTMENT REPORT: Secretary Novo informed the Commission that two new Planners have joined the staff, David Heinlein as Associate Planner and Jon Johnson as Senior Planner.

Commissioner Rochester inquired about a resolution from Planning and the Board of Supervisors for former Commissioner Errea. The Commission asked that a resolution be prepared for the Commission to sign.

VII. ACTION/INFORMATION ITEMS (Back to Agenda Order)

4. SANTA LUCIA PRESERVE TREE STATUS (PD070907)

RECEIVE AND ACCEPT REPORT ON STATUS OF TREE REMOVAL IN THE VARIOUS PHASES WITHIN THE SANTA LUCIA PRESERVE. THE SANTA LUCIA PRESERVE IS A 20,000-ACRE HISTORICAL RANCH LOCATED IN WESTERN MONTEREY COUNTY, SOUTH OF CARMEL VALLEY AND EAST OF THE PACIFIC OCEAN.

Elisa Manuguerra presented and discussed a tree removal report for Santa Lucia Preserve. Secretary Novo gave an overview of tree removal in the different phases. Discussion ensued about the number of trees being removed.

Public Comment:

Brian Finegan, representing Santa Lucia Preserve, thanked staff for the report. He gave an overview and a power point presentation.

Joel Panzer thanked staff for her work on the report. He relayed that Maureen Wruck Planning Consultants has processed approximately 90 permits for the area and each applicant has attempted to comply with the regulations for removing trees.

Commissioner Ottone suggested a procedure for future staff reports that they include the following information: 1) why at the Planning Commission, 2) which subdivision, 3) how is tree removal to be treated for that subdivision, 4) CEQA issues, and 5) summary information regarding dead, relocated, and removed trees being proposed.

The Commission requested a follow-up workshop and a timeline for that workshop be reported back to the Planning Commission.

5. PC RULES FOR TRANSACTION OF BUSINESS (PD070880)

The Monterey County Planning Commission is to annually review the Rules for the Transaction of Business and any adopted policies. These rules are adopted in accordance with Monterey County Code Chapter 2.48, Section 2.48.040.

Secretary Novo asked that the Commissioners review the rules and bring them back at a later date. Counsel stated that the County Code provisions relating to the Planning Commission are also in the process of being reviewed pursuant to a Board of Supervisors' referral.

Commissioner Rochester asked that Rule 10 be clear for Commissioners not to come to a conclusion until public comment has been completed.

Commissioner Diehl requested that staff do a consistency review with the rules.

Commissioner Brown suggested that Rule 6 allow the Director to call a meeting with a quorum of the Commission agreeing. He also asked whether continuances pursuant to Rule 10.2 actually come in a week before. He also pointed out that the County Code requires the Assessor to be present.

Commissioner Salazar said the address in Rule 5 needs to be updated, that a heading should be put in for each rule, that there should be rules for new commissioners, and that continuances requested by applicants should be differentiated from those requested by staff. He also inquired about stipends for all meetings, and for special hearings such as the General Plan hearings.

Commissioner Diehl wanted everyone to review Rule 9 to ensure it is being followed.

Commissioner Salazar commented on email protocols, and receiving information on time.

Commissioner Vandevere asked about the existence of any policies as referenced in rule 12.

Commissioner Diehl suggested including a rule regarding how the Commission relates to the Land Use Advisory Committees.

X. ADJOURNMENT:

ADJOURNMENT: 12:19 p.m.

Date adopted: June 11, 2008

ATTEST



MIKE NOVO, SECRETARY

MN:kb/ca