

**FINAL  
MONTEREY COUNTY PLANNING COMMISSION  
MAY 28, 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, Nancy Isakson, Aurelio Salazar, Jr. (Chairman), Mathew Ottone, Juan Sanchez, Cosme Padilla, Keith Vandevere (Vice Chair)  
Absent: None

**II. PUBLIC COMMENT: NONE**

**III. APPROVAL OF MINUTES – MARCH 26, 2008**

It was moved by Commissioner Vandevere, seconded by Commissioner Diehl and passed by the following vote to approve the minutes of March 26, 2008.

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

**IV. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

**V. COMMISSIONER COMMENTS, REQUESTS & REFERRALS**

Commissioner Padilla reported that the Castroville fountain was completed.

**VI. ACTION ITEMS**

**1. KENNEDY MICHAEL E & PAULA L TR (PLN060014)**

STANDARD SUBDIVISION TO DIVIDE ONE EXISTING LOT OF RECORD OF 132 ACRES INTO 11 LOTS RANGING FROM 5.1 ACRES TO 40 ACRES; AND ONE REMAINDER PARCEL OF 40 ACRES. WATER WILL BE SUPPLIED BY INDIVIDUAL WELLS; WASTEWATER DISPOSAL WILL BE BY INDIVIDUAL SEPTIC SYSTEMS. THE PROPERTY IS LOCATED AT THE END OF MURPHY ROAD, LOCKWOOD (ASSESSOR'S PARCEL NUMBER 423-261-013-000), APPROXIMATELY 2 1/2 MILES FROM LOCKWOOD-BRADLEY ROAD, SOUTH COUNTY AREA.

Staff reported that the applicant's attorney has requested a continuance, as she will be unavailable to attend today's hearing. Staff recommended a continuance to June 11, 2008.

It was moved by Commissioner Sanchez, seconded by Commissioner Padilla and passed by the following vote to continue this item to June 11, 2008.

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

**2. CARMEL VALLEY BICYCLE TRAIL (PLN080106)**

COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) COASTAL ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A BICYCLE TRAIL APPROXIMATELY 1.1 MILES (5,285 LINEAR FEET) LONG AND 16 FEET WIDE AND A TOTAL ESTIMATED FOOTPRINT OF 2.1 ACRES (91,476 SQUARE FEET); 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT; AND 3) DESIGN APPROVAL. THE PROJECT IS LOCATED IN THE CARMEL VALLEY AND PARALLELS THE CARMEL VALLEY ROAD AND CARMEL RIVER (ASSESSOR'S PARCEL NUMBERS 157-121-001-000, 015-162-009-000, 157-181-006-015, 157-181-003-000, 157-171-057-000, CARMEL VALLEY MASTER PLAN AND CARMEL AREA LAND USE PLAN, INLAND AND COASTAL ZONE.

Joe Sidor, Project Planner, reported that the Department of Public Works has requested a continuance to June 11, 2008 due to the time needed to respond to comments.

It was moved by Commissioner Vandevere, seconded by Commissioner Diehl and passed by the following vote to continue the project to June 11, 2008.

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

**IX. DEPARTMENT REPORT:** Secretary Novo informed the Commission that: 1) the Planning Commission rules will likely be on the agenda in late June, 2) the Department has purchased a new automated permit tracking system, Accela Automation, and 3) staff is working with the Streamlining Task Force after two years of work by that group on the building permit process.

Commissioner Brown asked about archiving the Planning Commission hearings and asked that the Secretary report back on the status.

The Commissioners asked for a regular report back on the Streamlining Task Force and a demonstration of the new Accela Automation system. Commissioner Vandevere asked about the status of the landfill buffer zone ordinance.

**3. GENERAL PLAN UPDATE (PLN050045)**

DISCUSS SCHEDULE FOR PLANNING COMMISSION HEARINGS ON GENERAL PLAN UPDATE.

Carl Holm, Assistant Planning Director, reported on the potential schedule for release of the Draft EIR and hearings on the General Plan update.

Discussion ensued among the Commissioners concerning whether the draft EIR would include the Planning Commission recommendation on the General Plan Update in the alternatives analysis.

Commissioner Isakson asked staff to listen to the tape and report back what the Planning Commission previously requested concerning analysis of the Planning Commission alternative.

Secretary Novo stated that staff would listen to the tape of the hearing and would bring the information back to the Commission in two weeks.

Public Comment: Chris Fitz, representing Landwatch, asked about the alternatives being analyzed. He also asked that the County consider a 90-day review period.

Commissioner Brown expressed concern that the draft EIR contain sufficient information to avoid potential for recirculation of the EIR. Commissioner Isakson asked that staff address the concerns raised by the Commissioners about the EIR analysis and bring back a response to the concerns, including the implications of a longer review period. She also asked that staff present information about what the alternatives are, what level of review will be conducted on the alternatives, and who makes the decision on the public review period length. Commissioner Diehl asked that these issues be on the next meeting agenda. Commissioner Vandeverve voiced his support for a longer DEIR review period in order to maximize public participation..

#### 4. LUAC GUIDELINES (PD061173)

RECEIVE PROPOSALS FROM THE LUAC GUIDELINES SUBCOMMITTEE FOR REVISIONS TO THE LAND USE ADVISORY COMMITTEE PROCEDURES AND RECOMMEND PROCESS FOR CONSIDERATION OF THE REVISIONS.

Commissioner Brown distributed copies of the existing interim LUAC Procedures. Commissioner Isakson asked for clarity on the proposed changes. Commissioner Diehl wanted an understanding of the outcome expected and the process for completing the recommendation. Several Commissioners asked for a redline version and discussed whether the draft should go to the Land Use Advisory Committees for review. Commissioner Diehl requested information as to the fiscal impacts of the changes.

Public Comment: Janet Brennan, member of Carmel Valley LUAC and member of the LUAC Guidelines Subcommittee.

It was moved by Commissioner Diehl, seconded by Commissioner Rochester, and passed by the following vote to agendaize this item for discussion and recommendation on **July 9, 2008 and direct staff to provide the Planning Commission with a redline showing the proposed revisions relative to the LUAC Procedures and LUAC Interim Procedures, provide information about the fiscal impacts of the revisions, and send notice and a copy of the proposed revisions to the LUACs and Permit Streamlining Taskforce.**

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

#### VII. ACTION/INFORMATION ITEMS

None.

**VIII. OTHER MATTERS**

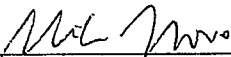
**Del Monte Forest LUAC** – It was moved by Commissioner Diehl, seconded by Commissioner Vandevere and passed by the following vote to appoint Sandra Verbanec.

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

**X. ADJOURNMENT: 10:45 a.m.**

Date Adopted:

ATTEST

  
\_\_\_\_\_  
MIKE NOVO, SECRETARY

MN:kb/ca