

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
JULY 9, 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: Martha Diehl, Don Rochester, Nancy Isakson, Mathew Ottone, Cosme Padilla, Keith Vandevere (Vice Chair)

Absent: Jay Brown (arrived at 9:03 a.m.), Steve Pessagno, Aurelio Salazar, Jr. (Chairman), Juan Sanchez

II. PUBLIC COMMENT: Marjorie Kay spoke regarding the Pajaro Advisory Committee and Pajaro Valley Water Management Agency.

III. APPROVAL OF MINUTES – May 28, 2008

Commissioner Brown arrived at 9:03 a.m.

It was moved by Commissioner Rochester, seconded by Commissioner Isakson and passed by the following vote to **approve** the minutes of May 28, 2008.

AYES: Rochester, Isakson, Ottone, Padilla, Vandevere, Brown

NOES: None

ABSENT: Pessagno, Salazar, Sanchez

ABSTAIN: Diehl

IV. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS - NONE

V. COMMISSIONER COMMENTS, REQUESTS & REFERRALS Commissioner Diehl expressed her thanks to everyone for their thoughts and offers of help during the recent fire in Big Sur.

VI. ACTION ITEMS

VII. ACTION/INFORMATION ITEMS

1. MEADOR J DOUGLAS/LU ANN TRS (PLN060378)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) A USE PERMIT FOR DEVELOPMENT ON SLOPES IN EXCESS OF 30% TO ALLOW THE DEMOLITION OF AN EXISTING DRAINAGE FACILITY, THE CONSTRUCTION OF A REPLACEMENT DRAINAGE FACILITY REQUIRED TO MITIGATE STORMWATER RUNOFF WITHIN SUBWATERSHED NO. 7 AS DEFINED IN THE CANYON DEL REY WATERSHED MASTER DRAINAGE PLAN, AND GRADING (APPROX. 7,200 CU. YDS. CUT/7,200 CU. YDS. FILL); AND 2) AN ADMINISTRATIVE PERMIT TO ALLOW DEVELOPMENT WITHIN A SITE PLAN REVIEW DISTRICT OR "S" ZONING DISTRICT. THE PROPERTY IS LOCATED AT 24700 BIT ROAD, MONTEREY (ASSESSOR'S PARCEL NUMBER 416-193-013-000), GREATER MONTEREY PENINSULA AREA.

Elisa Manuguerra, Project Planner, presented the project.

John Bridges, representative, agreed with the conditions, asking for clarification of language on conditions 7 and 13. He requested a fee waiver.

Public Comment: None

County Counsel commented on the conditions and the fee waiver.

Mr. Bridges stated the applicant would be willing to attend another hearing regarding the fee waiver request.

It was moved by Commissioner Brown, seconded by Commissioner Isakson, and passed by the following vote to adopt the Mitigated Negative Declaration with Mitigation Monitoring Plan and approve the Combined Development Permit, including changes to Conditions 7 and 13.

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

2. REED PATRICIA A/MICHAEL (PLN070131)

CONTINUED FROM 6/11/08. 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 A HOBBY ROOM, AND GRADING CONSISTING OF 337 CUBIC YARDS OF CUT AND 316 CUBIC YARDS OF FILL. THE PROPERTY IS LOCATED AT 113 VEGA ROAD, ROYAL OAKS (ASSESSOR'S PARCEL NUMBER 117-472-001-000), NORTH COUNTY AREA, NON-COASTAL ZONE.

Valerie Negrete, Project Planner, presented the project. Changes were read into the record, including the deletion of condition 10 (duplicative).

Ray Schmitt, representative, agreed with the conditions.

It was moved by Commissioner Rochester, seconded by Commissioner Padilla, and passed by the following vote to adopt the Mitigated Negative Declaration with Mitigation Monitoring Plan and approve the Use Permit with changes.

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

3. REVX-173 LLC (PLN060559)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A GENERAL DEVELOPMENT PLAN FOR INDUSTRIALLY DESIGNATED PROPERTY TOTALING 189 ACRES (FORMER NATIONAL REFRACTORIES SITE) TO ESTABLISH HISTORICAL USES TO BE ALLOWED AS PART OF A BUSINESS PARK (INCLUDING WAREHOUSE, INDUSTRIAL SHOPS, BIO-DIESEL RESEARCH AND DEVELOPMENT, ETC); AND 2) A COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 70,000 SQUARE FOOT INDUSTRIAL WAREHOUSE TO REPLACE FACILITIES DEMOLISHED UNDER PLN040363. THE PROPERTY IS LOCATED AT 7697

HIGHWAY 1, MOSS LANDING (ASSESSOR'S PARCEL NUMBER 133-172-013-000), SOUTH EAST CORNER OF DOLAN ROAD, MOSS LANDING COMMUNITY PLAN AREA, COASTAL ZONE.

Joe Sidor, Project Planner, requested a continuance to July 30 to allow time for posting notice of the hearing and flagging and staking.

It was moved by Commissioner Brown, seconded by Commissioner Isakson, and passed by the following vote to continue the hearing to July 30, 2008.

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

BREAK – 9:50 A.M RECONVENED – 10:04 a.m.

4. PACKARD JULIE E TR. (CAL TRANS) (PLN070063)

COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 194 FEET LONG SOLDIER-PILE TIEBACK RETAINING WALL TO STABILIZE A LANDSLIDE PRONE AREA OF HIGHWAY 1, RECONSTRUCTION OF A CONSISTENT 12 FEET WIDE LANE AND 4 FEET SHOULDER IN EACH DIRECTION THROUGHOUT THE LENGTH OF THE ACTIVE LANDSLIDE, CONSTRUCTION OF A NEW AESTHETICALLY TREATED CONCRETE OPEN STYLE BRIDGE RAILING (TYPE 80) DIRECTLY ON TOP OF THE NEW RETAINING WALL, A BICYCLE RAILING WILL BE ATTACHED ON TOP OF THE BRIDGE RAIL, AND EROSION CONTROL AND STORM WATER DRAINAGE SYSTEMS; 2) A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN THE CRITICAL VIEWSHED; 3) A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT ON SLOPES GREATER THAN 30%; 4) A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT (COASTAL WETLANDS); AND 5) A DESIGN APPROVAL. THE PROJECT IS LOCATED NEAR POST MILE 26.2, HIGHWAY 1 BETWEEN VICENTE CREEK AND GAMBOA POINT (ASSESSOR'S PARCEL NUMBER 422-011-001-000), BIG SUR AREA, COASTAL ZONE.

Craig Spencer, Project Planner, presented the project.

Cecilia Boudreaux, Caltrans representative, concurred with the conditions.

Counsel suggested adding evidence (g) to Finding 3 to indicate CalTrans' concurrence with the CEQA statutory exemption.

Commissioner Brown inquired about the approximate time to complete the project and one lane control.

Boudreaux stated the estimated time is 5-6 months with a 15 minute delay with light and one lane.

Ken Gostelich, Caltrans, reported that the start date is scheduled for August 2009.

It was moved by Commissioner Diehl, seconded by Commissioner Rochester, and passed by the following vote to approve the Combined Development Permit based on the findings with the recommended change and subject to the recommended conditions.

AYES: Brown, Diehl, Rochester, Isakson, Ottone, Padilla, Vandever
NOES: None

ABSENT: Pessagno, Salazar, Sanchez

VIII. OTHER MATTERS: (taken out of order)

SOUTH COUNTY LUAC – The Commission recognized the **resignation of George Work**. (A letter will be sent to Mr. Work thanking him for his service on the committee.)

IX. DEPARTMENT REPORT

Secretary Novo gave an update on the fire. A report will go to the Board of Supervisors with guidelines for rebuilding from the Indians and Big Sur fires; no-fee and expediting of permits will be the recommendation.

Commissioner Diehl thanked the Resource Management Agency and Environmental Health for being there during the fires. Also, Public Works was thanked for maintaining the roads.

Commissioner Isakson inquired about having an on-going item on the agenda regarding the General Plan Update process and schedule.

Commissioner Isakson inquired about the draft code enforcement ordinance scheduled to come before the Planning Commission. She would like to the Planning Commission to have the benefit of public comment on that issue.

6. TRUCK PARKING ORDINANCE (PLN080234)

RENEWAL OF ORDINANCE NO. 4271, ADDING SECTION 21.64.320 - REGULATIONS FOR TEMPORARY TRUCK PARKING AND STORAGE OPERATIONS AND SECTION 21.64.330 - REGULATIONS FOR TRUCK PARKING AND STORAGE OPERATIONS TO TITLE 21 - ZONING ORDINANCE OF THE MONTEREY COUNTY CODE, IN THE UNINCORPORATED (NON-COASTAL) AREAS OF MONTEREY COUNTY.

Jacqueline Onciano, Planning Manager, requested a continuance to July 30, 2008.

It was moved by Commissioner Diehl, seconded by Commissioner Isakson, and passed by the following vote to continue the project to July 30, 2008.

AYES: Brown, Diehl, Rochester, Isakson, Ottone, Padilla, Vandeverre

NOES: None

ABSENT: Pessagno, Salazar, Sanchez

5. LUAC GUIDELINES UPDATE 2008 (PD061173)

CONTINUED FROM 5/28/08. CONSIDER AND RECOMMEND THAT THE MONTEREY COUNTY BOARD OF SUPERVISORS AMEND THE MONTEREY COUNTY LAND USE ADVISORY COMMITTEE PROCEDURES (PD030021) COUNTY-WIDE

Alana Knaster, Deputy Director of the RMA, and Carl Holm, Assistant Director of Planning, presented this item.

County Counsel clarified what action is being taken by the Planning Commission and the changes and/or additions that need to be made.

Commissioner Vandevere suggested that the Commission talk about substance today and have County Counsel make necessary legal changes and bring them back to the Planning Commission.

Public Comment: Don Chapin, Monterey County Streamlining Task Force; Janet Brennan, Carmel Valley Land Use Advisory Committee; Marjorie Kay.

Discussion followed on the recommendations received from the public.

Commissioner Ottone left at 11:45 a.m.

It was moved by Commissioner Rochester, seconded by Commissioner Padilla and passed by the following vote to revise Section A as edited during the meeting and shown to the Commission at the end of the discussion.

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

Commissioner Vandevere suggested that legal counsel should review the remaining document to ensure that all changes and language meets legal standards.

X. ADJOURNMENT – 12:21 p.m.

Date adopted: September 24, 2008

ATTEST



MIKE NOVO, SECRETARY

MN:kb/ca