

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
NOVEMBER 12, 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), Juan Sanchez, Cosme Padilla, Keith Vandevere (Vice Chair), Mathew Ottone
Absent: Nancy Isakson

II. PUBLIC COMMENT: NONE

III. APPROVAL OF MINUTES – AUGUST 27, 2008

It was moved by Commissioner Diehl, seconded by Commissioner Ottone and passed by the following vote to approve the minutes for August 27, 2008.

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

APPROVAL OF MINUTES – SEPTEMBER 24, 2008

It was moved by Commissioner Brown, seconded by Commissioner Pessagno and passed by the following vote to approve the minutes for September 24, 2008.

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

APPROVAL OF MINUTES – OCTOBER 8, 2008

It was moved by Commissioner Diehl, seconded by Commissioner Padilla and passed by the following vote to approve the minutes for September 24, 2008.

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

IV. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS - NONE

V. COMMISSIONER COMMENTS, REQUESTS & REFERRALS – Commissioner Diehl thanked the Ombudsperson for making the web easier to navigate for meeting agendas.

VI. ACTION ITEMS

1. GOZZI DANIELE/ANITA GOZZI TR

AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF A NEW 408 SQUARE FOOT GUEST HOUSE AND A 456 SQUARE FOOT STORAGE AREA OVER AN EXISTING PREVIOUSLY PERMITTED 864 SQUARE FOOT GARAGE. THE APPROVED PERMIT (PLN020150) CONSISTS OF A COMBINED DEVELOPMENT PERMIT CONSISTING OF A 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR AN 864 SQUARE FOOT DETACHED TWO CAR GARAGE; 2) AND A COASTAL DEVELOPMENT PERMIT TO ALLOW UNPERMITTED DEVELOPMENT PERFORMED ON SLOPES OF 30% OR GREATER, INCLUDING GRADING (230 CUBIC YARDS OF CUT & 10 CUBIC YARDS OF FILL) FOR THE PROPOSED DETACHED GARAGE AND ASSOCIATED RETAINING WALL (TO CLEAR VIOLATION CE010476), AND ADDITIONAL DEVELOPMENT ON SLOPES OF 30% OR GREATER FOR A PROPOSED ROAD REALIGNMENT, INCLUDING GRADING (767 CU. YDS. OF CUT, 147 CUBIC YARDS OF FILL & 620 CUBIC YARDS OF EXPORT). THE PROPERTY IS LOCATED AT 31549 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 243-221-027-000), NEAR THE END OF VICTORINE RANCH ROAD, BIG SUR AREA, COASTAL ZONE.

Planner Ramon Montano presented the project.

Steven Beales, applicant, accepted the recommended conditions of approval.

Public Comment: None.

It was moved by Commissioner Diehl, seconded by Commissioner Sanchez, and passed by the following vote to approve the amendment pursuant to staff's recommendation, with the removal of language referring to "tree cover" in Finding 2.

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

VII. ACTION/INFORMATION ITEMS

2. GENERAL PLAN 2007 (PLN070525)

Planning Department Assistant Director Carl Holm and Assistant RMA Director Alana Knaster made a presentation on the General Plan update. They presented changes to the draft General Plan from the Planning Commission's earlier recommendation, discussed three mapping errors in the draft General Plan, and discussed the findings of the Draft EIR.

Chad Alinio, Public Works Department, presented traffic information from the Draft EIR. Ms. Knaster discussed Air Quality, Biology, Climate Change and alternatives.

The Planning Commission took a break from 10:13 a.m. to 10:30 a.m.

Public Comment: Hans Jongens, Brian Clark, and Chris Fitz (Landwatch Monterey County)

The Planning Commission then discussed the process, full buildout concerns relating to biology and air quality, a desire for outcome-based mitigation measures, how to achieve the mitigation. The discussion then turned to schedule. Ms. Knaster suggested that by the December 10 Planning Commission meeting, staff should have a definitive idea of the Draft EIR comment period closing date. . The Commission requested a hearing schedule

that starts from the end of the comment period, canceled the December 3 hearing in light of the extension of the comment period, and requested that staff bring back a new schedule on December 10 under an agenda item regarding the General Plan update schedule and process. .

VIII. OTHER MATTERS: It was moved by Commissioner Brown, seconded by Commission Pessagno, and passed by the following vote to appoint Kathryn Banister to the South County Land Use Advisory Committee:

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

IX. DEPARTMENT REPORT: Secretary Novo stated that the December meeting would have a full agenda in December and that next year's calendar will include a meeting the third Wednesday in November, rather than the second Wednesday.

X. ADJOURNMENT: 11:30 a.m.

Date adopted: January 14, 2009

ATTEST:



MIKE NOVO, SECRETARY