

FINAL
MINUTES
MONTEREY COUNTY PLANNING COMMISSION
WEDNESDAY, APRIL 29, 2009

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

PLEDGE OF ALLEGIANCE

A. ROLL CALL

Present: Steve Pessagno, Jay Brown, Vice-Chair, Don Rochester, Aurelio Salazar, Jr, Keith Vandevere (Chair), Martha Diehl, Matthew Ottone, and Cosme Padilla.
Absent: Nancy Isakson, Juan Sanchez

B. PUBLIC COMMENTS

None

C. APPROVAL OF MINUTES: February 25, March 11 (regular meeting); March 11 (special meeting with LUACs); and March 25, 2009

It was moved by Commissioner Pessagno, seconded by Commissioner Padilla and passed by the following vote to approve the minutes for February 25, 2009.

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

It was moved by Commissioner Salazar, seconded by Commissioner Ottone and passed by the following vote to approve the minutes for March 11, 2009 (regular meeting).

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

It was moved by Commissioner Salazar, seconded by Commissioner Diehl and passed by the following vote to approve the minutes for March 11, 2009 (special meeting).

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

It was moved by Commissioner Brown, seconded by Commissioner Rochester and passed by the following vote to approve the minutes for March 25, 2009.

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

D. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None.

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Padilla stated that he will need to leave the hearing around 9:45.

F. SCHEDULED ITEMS

1. **9:00AM - LACY CARON A TR - PLN080529 - PLANNING AREA: CARMEL AREA. PROJECT PLANNER: JOHN FORD. ENVIRONMENTAL STATUS: MITIGATED NEGATIVE DECLARATION PREPARED. PROJECT DESCRIPTION: COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO ALLOW GRADING CONSISTING OF 105 CUBIC YARDS OF CUT AND 105 CUBIC YARDS OF FILL ON A SITE WITH A POSITIVE ARCHAEOLOGICAL REPORT; REMODELING AN EXISTING HOUSE INCLUDING MODIFICATION TO A PORTION OF THE ROOF LINE AND PORTIONS OF THE EAST AND WEST EXTERIOR WALLS, THE INSTALLATION OF TWO RETAINING WALLS TOTALING 138 LINEAR FEET, THE INSTALLATION OF PAVERS FOR A PROPOSED PATIO ON THE NORTHEAST PORTION OF THE PARCEL AND THE REPLACEMENT AND EXTENSION OF AN EXISTING PATIO. THE PROJECT IS LOCATED AT 2507 16TH AVE, CARMEL (ASSESSOR'S PARCEL NUMBERS 009-403-033-000, 009-403-034-000), CARMEL AREA, COASTAL ZONE. RECOMMENDED ACTION: ADOPT MITIGATED NEGATIVE DECLARATION WITH MITIGATION MONITORING PLAN AND APPROVE PROJECT**

Project Planner John Ford presented the project, suggesting modifications to the findings and conditions. The Commissioners discussed Air District Rule 439 and site regulations related to the project.

Public comment: Christian Marte, project representative, agreed with the conditions.

It was moved by Commissioner Diehl, seconded by Commissioner Rochester and passed by the following vote to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan and approve the Coastal Development Permit subject to the findings and conditions with modifications recommended by staff.

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

NOES: None

ABSENT: Isakson, Sanchez

2. **9:00AM - GENERAL PLAN 2007 - PLN070525 PLANNING AREA: INLAND COUNTY AREA. PROJECT PLANNER: ALANA KNASTER/CARL HOLM. ENVIRONMENTAL STATUS: DRAFT ENVIRONMENTAL IMPACT REPORT PREPARED. PROJECT DESCRIPTION: CONTINUED FROM 3/25/09. RECEIVE STATUS REPORT AND ACCEPT STAFF RECOMMENDATION FOR PROCESS FOR PUBLIC HEARINGS ON THE DRAFT GENERAL PLAN UPDATE. RECOMMENDED ACTION: RECEIVE STATUS REPORT AND ACCEPT STAFF RECOMMENDATION.**

Carl Holm/Alana Knaster opened the discussion on process for consideration of the draft General Plan. The discussion centered on the process for Planning Commission hearings and the potential for a Planning Commission Subcommittee.

Commissioners discussed the purpose of a subcommittee, asked what staff needs from the Commission, what topics need to be addressed, and discussed how to resolve conflicting

comments on the Draft Environmental Impact Report, and whether to have the discussions in subcommittee or in the public before the whole Commission.

NOTE: Commissioner Padilla left at 9:45 a.m.

It was moved by Commissioner Brown to appoint a subcommittee consisting of one commissioner volunteer representing each Supervisorial District and have the subcommittee provide a recommendation to the Planning Commission for a public hearing. The Commission discussed the motion.

Public comment: Amy White, representing LandWatch Monterey County; Cris Weideman, vintner; Jan Mitchell, representing Prunedale Neighbors Group and Prunedale Preservation Alliance.

The Commission continued its discussion of the motion on the floor to form a subcommittee.

Commissioner Pessagno seconded the earlier motion by Commissioner Brown. The motion failed by the following vote:

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

It was moved by Commissioner Diehl and seconded by Commissioner Salazar to have staff review public input and propose issues that would benefit from discussion at the Planning Commission and schedule discussion on such issues at regular meetings of the Planning Commission prior to the Final EIR release. The motion passed by the following vote:

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

G. OTHER MATTERS

None

H. DEPARTMENT REPORT

None

I. ADJOURNED - 10:27 a.m.

Date Adopted: June 24, 2009

ATTEST:



MIKE NOVO, SECRETARY

MN/ca