

**FINAL
MINUTES
MONTEREY COUNTY PLANNING COMMISSION
WEDNESDAY, MAY 27, 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: Jay Brown (Vice-Chair), Don Rochester, Juan Sanchez, Keith Vandever (Chair), Martha Diehl, Steve Pessagno, Nancy Isakson, and Cosme Padilla.
Absent: Matthew Ottone, Aurelio Salazar, Jr.

B. PUBLIC COMMENTS: No public comment

C. APPROVAL OF MINUTES: - None

D. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS: None

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS: None

F. SCHEDULED ITEMS

1. **9:00 AM – THE CARMEL PRESBYTERIAN CHURCH - PLN090070.**
PLANNING AREA: CARMEL VALLEY MASTER PLAN AREA. PROJECT PLANNER: DAVID MACK. ENVIRONMENTAL STATUS: N/A. PROJECT DESCRIPTION: Consider request for a Vested Rights Determination for a previously approved Combined Development Permit for a Community Life Center; and request for a waiver of the application fee. The property is located at the terminus of Rio Road and east of Val Verde Drive, Carmel Valley (Assessors Parcel Number 015-021-004-000).

Project Planner David Mack presented the project and stated that the applicant had requested a continuance of the public hearing to June 10, 2009.

Public comment: Todd Bessire, project representative, requested that the hearing be continued to June 24, 2009.

It was moved by Commissioner Diehl, seconded by Commissioner Rochester and passed by the following vote to continue the hearing to June 24, 2009:

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

Commissioner Ottone arrived at 9:10 a.m.

2. **9:00 AM – HOLBROOK K W & SALLY ANN TRS - PLN090017. PLANNING AREA: GREATER MONTEREY PENINSULA AREA. PROJECT PLANNER: DAVID MACK. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION:** Combined Development Permit and Design Approval for the construction of a 4,706 square foot two story single family dwelling with attached 3 car garage and 142 linear foot driveway; Use Permit to allow for development on slopes in excess of 30%; and Use Permit for the removal of 5 oak trees. The property is located at 704 Tesoro Road, Monterey (Assessors Parcel Number 173-074-020-000).

Project Planner David Mack presented the project and requested the deletion of condition 23 and modifications to conditions 22 and 26.

[The Commission recessed at approximately 9:10 a.m. due to loss of electricity in the Chambers. The Commission resumed its meeting at 9:20 a.m.]

Public comment: Jerry Whitney, project designer.

It was moved by Commissioner Diehl, seconded by Commissioner Padilla and passed by the following vote to approve the Combined Development Permit subject to the recommended findings and conditions, as modified during the hearing:

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

3. **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:** Workshop to consider several Draft General Plan Update policies in the Open Space Element and related proposed mitigation measures.

Carl Holm, Assistant Director of Planning, presented some handouts to the Planning Commission.

The Planning Commission took a break from 9:40 a.m. to 10 a.m. to review the materials.

Carl Holm presented the information in the handouts. Les Girard, Assistant County Counsel, advised the Commission. The Commission discussed the policies in the Open Space Element and related mitigation measures from the Draft Environmental Impact Report.

The Commission took public testimony on mitigation measures Bio 1.1, 1.2 and 1.3.

Public comment: Brian Finegan, Pamela Silkwood, Bob Perkins (Monterey County Farm Bureau), Mike Caplin (Coast Property Owners Association), Robin Hamlin (CalFire).

The Commission discussed fuel management, species impacts, policy OS-5.16, and biological mitigation measures 1.1, 1.2 and 1.3.

Commissioner Ottone left at 11:25 a.m.

The Commission took additional public testimony on mitigation measures.

Public comment: Mike Caplin (Coast Property Owners Association), Brian Finegan, Pamela Silkwood, Bob Perkins (Monterey County Farm Bureau), Amy White (LandWatch Monterey County), Ed Mitchell.

The Commission discussed stream setbacks, slope policies, mitigation measure Bio-2.1, the need for clear terms, and need to clarify in applicability of General Plan Update in the Coastal Zone.

4. **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:** Discuss schedule and topics for future Commission review.

The Commission continued its discussion to June 10, 2009.

G. OTHER MATTERS: None

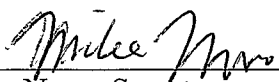
H. DEPARTMENT REPORT

Secretary Novo and Deputy County Counsel Strimling stated that the Board of Supervisors would be considering changes to the County Code relating to the Planning Commission. County Counsel Charles McKee clarified that the item was removed from an upcoming agenda and will be put on an agenda for a future meeting.

I. ADJOURNMENT: 12:13 p.m.

ATTEST:

Date Adopted: August 26, 2009



Mike Novo, Secretary

MN/ca