



Monterey County

Action Minutes - Draft Monterey County Planning Commission

Cosme Padilla, Chair
Don Rochester, Vice-Chair
Carl P. Holm, Secretary

Monterey County Planning
Commission
Monterey County
Government Center -
Board of Supervisors
Chambers
168 W. Alisal St.
Salinas, CA 93901

Wednesday, June 8, 2016

9:00 AM

Board Chamber

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Padilla at 9:03 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Getzelman.

ROLL CALL

Present:

Ana Ambriz	Jose Mendez
Martha Diehl	Cosme Padilla
Melissa Duflock	Amy Roberts
Paul C. Getzelman	Don Rochester
Luther Hert	

Absent:

Keith Vandever

PUBLIC COMMENT

There was no public comment.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Jackie Nickerson informed the Commissioners of documents distributed on the Dias:

- Memo from Mr. Joe Sidor dated June 3, 2016 regarding Agenda Item #6 (Pebble Beach Company), also provided via e-mail,
- Packet of Additional Correspondence from June 2, 2016 8:00 a.m. through June 7, 2016 5:00 p.m. regarding Agenda Item #6, also provided via e-mail,
- New correspondence received the morning of June 8, 2016 regarding Agenda Item #6,
- Recirculated Draft Environmental Impact Review (RDEIR) for Rancho Canada Subdivision Village Project distributed informational only, subject of a hearing to be held at a later date).

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Ambriz stated she will be leaving at 10:30 a.m. and will be back for the afternoon scheduled matters.

APPROVAL OF MINUTES

1. [MIN 16-025](#) Approval of the May 11, 2016 Planning Commission Minutes.

It was moved by Commissioner Rochester, seconded by Commissioner Getzelman and passed by the following vote to approve the May 11, 2016 Planning Commission minutes:

AYES: Ambriz, Diehl, Duflock, Getzelman, Hert, Mendez, Padilla, Roberts, Rochester
NOES: None
ABSENT: Vandever
ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

2. [PC 16-011](#) Soria (PLN150401)
Continue public hearing for consideration of a Use Permit to remove 10 Oak trees.

Proposed CEQA Action: Categorically Exempt 15303.

8100 North Prunedale Road, Salinas, North County Area Plan.

Project planner, Mr. Steve Mason, requested a continuance to a date uncertain.

Public Comments: None

It was moved by Commissioner Diehl, seconded by Commissioner Mendez and passed by the following vote to continue the public hearing to a date uncertain:

AYES: Ambriz, Diehl, Duflock, Getzelman, Hert, Mendez, Padilla, Roberts, Rochester
NOES: None
ABSENT: Vandever
ABSTAIN: None

3. [PC 16-010](#) LeVett (PLN150792)
Public hearing to consider a Coastal Development Permit for a Lot Line Adjustment between two parcels: Unit #9 (0.17 acres) and Pebble Beach Company Townhouse Common Area (2.45 acres) **Proposed CEQA Action:** Categorical Exemption per CEQA Guidelines section 15305(a).
3307 Seventeen Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan.

Project planner, Mr. Steve Mason, presented the project.

Commissioner Diehl inquired and staff verified, that there have been prior similar adjustments within the townhouses.

Senior Deputy County Counsel Wendy Strimling advised that since the owner/applicant is the Pebble Beach Company and LeVetts, they both will be responsible for compliance with the Conditions of Approval.

Public Comments: Anthony Lombardo, representing applicant (LeVett).
Applicant agreed to the Conditions of Approval as recommended by staff.

It was moved by Commissioner Diehl, seconded by Commissioner Hert and passed by the following vote to approve the Combined Development Permit for a Lot Line Adjustment subject to the Conditions of Approval:

AYES: Ambriz, Diehl, Duflock, Getzelman, Hert, Mendez, Padilla, Roberts, Rochester
NOES: None
ABSENT: Vandever
ABSTAIN: None

4. [PC 16-014](#)

Scheid Vineyards (PLN150815)

Public hearing to consider a Use Permit to install a 400 foot tall 1.85 megawatt (MW) commercial wind energy conversion system (WECS), and adoption of a Mitigation Monitoring and Reporting Plan (MMRP). **Proposed CEQA Action:** Adopt a Mitigated Negative Declaration.

1972 Hobson Ave, Greenfield, Central Salinas Valley Area Plan

Project Planner, Mr. David Mack, presented the project. Staff noted the County Counsel requests amending conditions to require an indemnification agreement.

Commissioner Diehl requested the parcel size and zoning for projects be provided in the staff report for future projects. In addition, the Commission would like a visual simulation of wind turbines in the future, including a cumulative analysis (map illustrating all wind facilities) with future applications for wind turbines within the county.

Public Comments: Scott Scheid, President of Scheid Vineyards.

Mr. Scheid informed the Commission that the project is located five miles south of Greenfield and will look identical to the current wind turbines within the county. Mr. Scheid agreed to the Conditions of Approval.

It was moved by Commissioner Getzelman, seconded by Commissioner Rochester and passed by the following vote to adopt the Mitigated Negative Declaration, approve the Use Permit with the changes as recommended by staff, subject to the Conditions of Approval, and adopt the MMRP:

AYES: Ambriz, Diehl, Duflock, Getzelman, Hert, Mendez, Padilla, Roberts, Rochester
NOES: None
ABSENT: Vandever
ABSTAIN: None

Break at 9:25 a.m. - Reconvene at 9:37 a.m.

5. [PC 16-016](#)

General Plan Consistency Determination for the County of Monterey Capital Improvement Program (CIP) for Fiscal Year 2016/2017 (REF160032)

Consider report to the Board of Supervisors regarding conformity of major public improvement projects for Fiscal Year (FY) 2016/2017 (Attachment 1 to Exhibit A) with the 2010 General Plan or the Local Coastal Program and 1982 General Plan.

Proposed CEQA Action: Not a project per CEQA Section 21065

Mr. Craig Spencer, Associate Planner, accompanied by RMA Architectural Services Manager Don Searle and Acting Assistant Director of Public Works Enrique Saavedra presented the report on the Capital Improvement Program (CIP).

Mr. Saavedra informed the Commission that the Board of Supervisors added four road segments to the Rehabilitation Program at the budget hearings that are not included in the list provided.

Commissioner Diehl commented: 1) the matrix format was created with a small font size that is difficult to read; and 2) matrix should include analysis how the projects address existing deficiencies identified in the General Plan.

Commissioner Getzelman requested clarification on the Jolon Road project.

Mr. Saavedra explained the project.

Secretary Holm clarified that the four projects noted by Mr. Saavedra were added through the Board of Supervisor (BOS) Budget Hearings. The BOS provided an additional \$1.7 million to do those specific four projects.

Commissioner Padilla requested clarification regarding funding for the Castroville bicycle/pedestrian bridge project.

Mr. Saavedra stated that the source of money comes from various areas such as federal funds and grant funds. The CIP book has a list of programs that states where the money and grants come from.

The Commission requested for staff to provide a matrix that is more readable, includes percentage of funding for each project clear text for projects, and discussion of projects in relation to General Plan identification of currently deficient roadways/intersections.

Secretary Holm suggested providing a matrix that is 11 by 17 size with at least 11 point font. Staff will review the headings of each column for clarity. In addition, staff will provide commissioners with a copy of the CIP book. Secretary Holm asked for clarification of Commissioner preferences for a hard copy or an electronic version (web link or compact disk).

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Mendez and passed by the following vote to continue the hearing on the report to July 13,

2016:

AYES: Ambriz, Diehl, Duflock, Getzelman, Hert, Mendez, Padilla, Roberts,
Rochester
NOES: None
ABSENT: Vandever
ABSTAIN: None

DEPARTMENT REPORT

Secretary Holm informed the Commission of the RMA re-organization which was presented to the Budget Committee on May 25, 2016 and will be presented to the Board of Supervisors later in June. If the reorganization is approved, the RMA will consist of three divisions: Land Use, Public Works and Administration. The Land Use Division will consist of Planning, Building, Public Works Permits - Encroachments, Environmental Services - Drainage, Code Compliance, Permit Coordinator, and Special Programs. The Director of Planning will become the Chief of Planning and the Director of Building will become the Chief of Building. Recruitments for the vacancies will be started and anticipated to be filled by the fall. In addition, recruitments have been started for a Supervising Planner, Assistant Planner and Associate Planner. Interviews for the Supervising Planner position are anticipated soon while recruitment for the Assistant and Associate Planner positions will begin with the new budget beginning July 1, 2016.

9:48 A.M. - RECESS

1:30 P.M. - RECONVENE - MONTEREY COUNTY PLANNING COMMISSION

The meeting was reconvened by Chair Padilla at 1:30 p.m.

1:30 P.M. – SCHEDULED MATTERS

6. [PC 16-015](#) **Pebble Beach Company PLN130447 (Pebble Beach Inclusionary Housing Project)**
Public hearing to consider a Combined Development Permit to construct 24 affordable housing units and remove approximately 725 trees on 13.2 acres zoned Medium Density Residential and Resource Conservation.
Proposed CEQA Action: Certify an Environmental Impact Report for the Pebble Beach Company Inclusionary Housing Project; adopt CEQA findings and a Statement of Overriding Considerations; adopt a Mitigation Monitoring and Reporting Plan.
(SFB Morse Drive, adjacent to the City of Pacific Grove, Pebble Beach, Del Monte Forest, Greater Monterey Peninsula Area Plan)
Project Planner, Mr. Joe Sidor, accompanied by RMA Services Manager John Ford presented the project.

The Commission inquired whether portions of the Old Capitol site were already required for mitigation and asked for clarification about the traffic mitigation. Staff explained the traffic mitigation.

Senior Deputy County Counsel Wendy Strimling provided clarification.

Secretary Holm also clarified that the fair share of the number of improvements was \$2.5 million dollars for the larger Del Monte Forest project. PBC agreed to pay \$4 million in contribution to the Roundabout project rather than various projects that did not have enough in their fair share cumulatively to fix the actual problem. The agreement with TAMC is to pool the funds and direct it to a project that would actually be completed. PBC has committed about \$5 million to the Roundabout. Fees paid by PBC for the Roundabout project would improve traffic in the area. The draft resolution for consideration includes a finding that the fees PBC has committed to the Roundabout project are adequate to mitigate for this project.

Applicant presentation: Mark Stilwell, representing Pebble Beach Company. Mr. Stilwell presented the project and is in full agreement of the staff report and Conditions of Approval. Mr. Stilwell also clarified that the offer for dedication of the Old Capitol Site would be 135 acres, more than the technical requirement to mitigate.

Public Comment:

1) Steve Wilson; 2) Tom Housel; 3) Joyce Stevens; 4) Ms. Weatherbee; 5) Carol McCarthy; 6) Bruce Cowan; 7) Margaret Butterfield; 8) Charlie Craddock; 9) Alinora Mantovani; 10) Maddie Hardy; 11) Felipe Morales; 12) Chloe Carter; 13) Ken Cuneo; 14) Lynn Mason; 15) Cam Schure; 16) Coso Bua; 17) John Honeywell;

Break at 3:13 p.m. Reconvene at 3:31 p.m.

Commissioner Ambriz left at 3:13 p.m.

Continued Public Comments:

18) June Malament; 19) Moe Ammar 20) Chris Fits; 21) Eileen J.; 22) Mickey McGuire; 23) Jim Huntsigner; 24) Csivia Foss; 25) Jodi Nunes; 26) Irma Cayt; 27) Daniel Miller; 28) Cammie Brodie; 29) Jack Herbig, COP spokesman for 7; 30) Leonard Oneill; 31) Maria Sammone;

Commissioner Mendez left at 4:04 p.m.

32) Steve Eklund 33) Craig Coffin; 34) Jody Hansen 35) Christine Turnell; 36) Michelle Raine; 37) Alfred Diaz Infante;

Commissioner Roberts left at 4:20 p.m.

38) Jennifer Goundie; 39) Maria Blanca Munguia; 40) Brian Turlington; 41) Peter Mathews 42) Deborah Kenwood; 43) Steve Hardy; 44) Mary Ann Leffel 45) Janet Brennan

Staff responded to comments made relative to sensitive species, staking, parking and traffic, Inclusionary Housing Agreement, and conservation easement. In addition, staff clarified the intent of the alternative analysis under CEQA.

As a Point of Order, Chair Padilla clarified that six commissioners remain, which constitute a quorum.

It was moved by Commissioner Diehl, seconded by Commissioner Rochester and passed by the following vote to certify the EIR, adopt CEQA finding and the Statement of Overriding Considerations, approve the project subject to the amendment to Condition #31, and adopt the Mitigation Monitoring and Reporting Plan:

AYES: Diehl, Duflock, Getzelman, Hert, Padilla, Rochester
NOES: None
ABSENT: Ambriz, Roberts, Mendez, Vandever
ABSTAIN: None

OTHER MATTERS

Secretary Holm reminded the Commission that the next meeting for the Planning Commission will be a special meeting on June 22, 2016 at 9:00 a.m. for a public hearing on the Medical Marijuana regulations. The afternoon of June 29, 2016 has been held open in case the Planning Commission wants/needs to continue the hearing on the matter.

ADJOURNMENT

The meeting was adjourned by Chair Padilla at 4:46 p.m.

APPROVED:

CARL P. HOLM
PLANNING COMMISSION SECRETARY

ATTEST:

BY: _____
JACQUELYN NICKERSON
PLANNING COMMISSION CLERK

APPROVED ON _____