



Monterey County

Action Minutes - Final Monterey County Planning Commission

Cosme Padilla, Chair
Don Rochester, Vice-Chair
Jacqueline R. Onciano, Secretary

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

Wednesday, September 14, 2016

9:00 AM

9:00 A.M. - CALL TO ORDER

Vice-Chair Rochester served as Chair because Chair Padilla was absent. The meeting was called to order by Vice-Chair Rochester at 9:00 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Hert.

ROLL CALL

Present:

Ana Ambriz
Martha Diehl
Melissa Duflock
Paul C. Getzelman
Luther Hert
Amy Roberts
Don Rochester (Acting Chair)
Keith Vandever

Absent:

Jose Mendez
Cosme Padilla

PUBLIC COMMENT

Rudy Rosales with Ohlone Coastanoan Esselen Nation wanted to re-affirm that OCEN will be notified per the Monterey County General Plan of any development affecting tribal cultural resources.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

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

- Matrix regarding RMA-Planning Project Management;
- Packet of correspondence for Agenda Item No. 4 (Rancho Canada Ventures); and
- Two additional pieces of correspondence received the morning of the hearing for Agenda Item No. 4 (Rancho Canada Ventures).

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Vandevere requested Secretary Holm provide a brief response to the Public Comment inquiring about development in upper Carmel Valley.

Secretary Holm stated that there is a General Plan Policy related to protecting resources. Some development may have predated the General Plan and/or are ministerial permits that do not require discretionary permits.

RMA Services Manager Mr. John Ford stated that State Legislation AB52 requires consultation with local Native American tribes related to tribal cultural resources. This allows Native Americans to have input and guidance in response to the resources. In addition, meetings are conducted monthly with the different tribes for consultation.

APPROVAL OF MINUTES

None.

9:00 A.M. SCHEDULED MATTERS

1. [PC 16-036](#) **PLN020311 - Rancho Sin Frenos**
This project was inadvertently noticed to be heard before the Planning Commission. The project is an amendment to a permit originally approved by the Zoning Administrator. The Monterey County Zoning Ordinance identifies the Zoning Administrator as the appropriate authority. The hearing on the project will be re-noticed and set for the Zoning Administrator on September 29, 2016.

No action is required.

RMA Services Manager Mr. John Ford explained that this project was inadvertently noticed to be heard before the Planning Commission. The hearing on the project will be re-noticed and set for the Zoning Administrator on September 29, 2016.

Public Comment: None

The Commission took no action.
2. [PC 16-035](#) **PLN150489 - Van Greunen**
Continued from August 31, 2016, and continue public hearing to September 28, 2016 for a Coastal Development Permit to allow a Lot Line Adjustment between three parcels.
Proposed CEQA Action: Continuance is Statutorily Exempt per CEQA Guidelines section 15270
6820 Long Valley Spur, Castroville, North County Coastal Land Use Plan.

RMA Services Manager Mr. John Ford requested continuance of the hearing on the project to September 28, 2016.

Public Comment: None

It was moved by Commissioner Vandevere, seconded by Commissioner Diehl and passed by the following vote to continue the public hearing on the project to September 28, 2016:

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

3. [PC 16-037](#)

PLN140587 - Mary M Doud Detels TR & Doud Ranch LLC

Continue Public hearing to consider action on a Coastal Development Permit to allow a Lot Line Adjustment between two lots of 160 acres and 128 acres resulting in two lots of 116 acres and 172 acres to October 12, 2016.

Proposed CEQA Action: Categorically Exempt per CEQA Section 15305 (a)

Highway 1, North of Garrapata Creek Bridge, Big Sur Coast Land Use Plan, Coastal Zone

Commissioner Diehl recused herself since she has adjoining property and left the room.

Project Planner Ms. Liz Gonzales requested a continuance of the hearing on the project to October 12, 2016.

Public Comment: None

It was moved by Commissioner Vandevere, seconded by Commissioner Hert and passed by the following vote to continue the public hearing on the project to October 12, 2016:

AYES: Ambriz, Duflock, Getzelman, Hert, Roberts, Rochester, Vandevere
NOES: None
ABSENT: Mendez, Padilla
RECUSED: Diehl

DEPARTMENT REPORT

Commissioner Diehl returned to the dais.

Secretary Holm presented the outline of the organizational chart relative to Planning Resources. Mr. Holm went over and discussed the level of duties with each section/group of the organizational chart. The focus is on current planning projects until the recruitment process is complete.

Commissioner Diehl requested clarification on the fire recovery process related to the permits being submitted and submitted a report to provide an estimate of permit backlogs.

Mr. Holm explained that the fire recovery will not require as much Planning

staff. Staff will only be involved if the applicant would like to re-locate. With the Fire Recovery Program, Ms. Freda Escobar, Permit Coordinator, will be the point of contact. In addition, a report on the Fire Recovery Program will be brought before the Planning Commission on September 28, 2016.

Commissioner Roberts questioned if the division of duties will continue once the recruitment process is complete. Mr. Holm responded that ideally the project would stay with one planner to be able to learn the different pieces. However, this organization can be re-evaluated and fully assessed once the recruitment is complete.

Public Comment: None

Chair Rochester called for a 10 minute break at 9:21 a.m. The Commission reconvened at 9:29 a.m.

9:30 A.M. SCHEDULED MATTERS

4. [PC 16-038](#) **PLN040061 - Rancho Canada Ventures, LLC (Rancho Canada Village Subdivision)**
- Public Workshop to receive an overview of the proposed Ranch Canada Village Subdivision and the issues associated with it and the *Rancho Canada Village Project Recirculated Draft Environmental Impact Report (RDEIR)*.
- Proposed CEQA Action:** Environmental Impact Report being prepared Rancho Canada Golf Club, 4860 Carmel Valley Road, Carmel Valley, Carmel Valley Master Plan.
- Secretary Holm explained this item is brought before the Planning Commission as a workshop for the Commission to understand the project that will be coming later for hearing. At this point, there is no action or recommendation needed from the Commission. However, Mr. Holm stated there are some policy issues that the Commission may want to address.
- Mr. Holm stated there has been communication with the Carmel Valley Association (CVA) requesting that the Commission not hold the workshop, but it is up to the Commission to determine if the Commissions wishes to hold the workshop. CVA was seeking more information and requesting the Final Environmental Impact Review (FEIR) to be completed prior to the workshop.
- Commissioner Diehl and Getzelman stated they were in favor of having the workshop to be able to understand the scope of the project.
- Mr. Holm went over the format of the workshop to allow the Commission and public to comment after each section of the workshop.
- Management Specialist, Mr. Luke Connolly, presented the project. Mr. Connolly explained that Recirculated Draft Environmental Impact Review (RDEIR)'s extended public review period is complete and staff is working with the environmental consultant to respond to the comments received. Comments submitted are available for review and issues identified may be part of staff's presentation. However, comments will not be specifically addressed

at this workshop.

Mr. Connolly gave a project overview and background and discussed topics related to the General Plan policies.

The Commission asked questions of staff in regards to the 281-unit Project and 130-unit Alternative site plan.

Applicant: Mr. Allan Williams

Public Comment: Jeff Mullins; Bob Bargardis; Molly Erickson, Stamp Erickson on behalf of CVA; Eric Sand; Pris Walton; Sandra Shacter; Janet Brennan; Lee McGee; Margaret Robbins; Mike Robbins; Chick Wendi; Alexandra James; Neil Agron; and Jeff Taylor.

Chair Rochester called for a 10 minute break at 11:01 a.m. The Commission reconvened at 11:13 a.m.

Chair Rochester asked the Commission if they were able to return after the lunch and whether a quorum would be present. Senior Deputy County Counsel Ms. Wendy Strimling that a quorum is required for any meeting of the Planning Commission.

Mr. Connolly continued his presentation, addressing land use and density, transportation/traffic, water use, open space and infrastructure, and affordable/inclusionary housing. In addition, Mr. Connolly outlined the anticipated next steps for the project, including:

- Completion of the FEIR;
- October 26, 2016 Planning Commission hearing to make a recommendation;
- November 9, 2016 second Planning Commission hearing if needed; and
- December 6, 2016 Board of Supervisors hearing for consideration.

Deliberation occurred amongst the Commissioners pertaining to policy changes, alternatives sites, special treatment area and affordable housing.

Public Comment: Margaret Robbins; Eric Sand; Brian Clark; Pris Walton; Lee McGee; Molly Erickson; Allan Williams, Applicant.

Secretary Holm noted that any public comments from today will not be responded to in the EIR, but does not mean they will not be a part of the deliberative process.

The Commission took no action.

OTHER MATTERS

Secretary Holm informed the Commissioners to take the Ethics Certification training that is required every two years.

DEPARTMENT REPORT

None.

ADJOURNMENT

The meeting was adjourned by Vice-Chair Rochester at 12:03 p.m.

ACCEPTED:



CARL P. HOLM
PLANNING COMMISSION SECRETARY

ATTEST:



BY:
JACQUELYN NICKERSON
PLANNING COMMISSION CLERK

APPROVED ON **JAN 11 2017**