

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
JUNE 8, 2005
MINUTES**

The Planning Commission met at 9:05 a.m. in the Board of Supervisors Chambers of the Courthouse, 168 West Alisal Street, Salinas, California.

A. ROLL CALL

Present: Miguel Errea, Sharon Parsons, Laurence Hawkins, Cosme Padilla (Vice Chair), Keith Vandevere, Martha Diehl (Chair), Juan Sanchez, Don Rochester
Absent: Aurelio Salazar, John Wilmot

B. COMMENT PERIOD

PUBLIC: NONE

COMMISSION: Commissioner Errea spoke about mass transit in Spain. Commissioner Hawkins spoke about his recent trip.

Commissioners Salazar and Wilmot arrived at 9:07 p.m.

DEPARTMENT REPORT – Dale Ellis reported that two new planners will be starting work on the 20th, the office is moving to the new courthouse on June 14th. He explained that under the new organization, the Department will be under Resource Management and will also include Public Works, Capitol Projects and the housing division.

C. APPROVAL OF MINUTES: NONE

D. SCHEDULED ITEMS

1. GENERAL PLAN UPDATE ON CIRCULATION RECOMMENDATIONS

Ron Lunquist, Public Works presented the General Plan Update on Circulation Recommendations and answered questions.

It was moved by Commissioner Wilmot, seconded by Commissioner Errea and passed by the following vote to accept the report.

AYES: Errea, Parsons, Hawkins, Padilla, Vandevere, Diehl, Sanchez, Rochester, Salazar, Wilmot
NOES: None
ABSENT: None

2. BRITTON DOUGLAS WAYNE (PLN040355)

Therese Schmidt, Project Planner, presented the Use Permit to allow the construction of a second story addition and expansion of the first floor by approximately 41 square feet to an existing single story residence within 200 feet of the Carmel River bank and Design Approval. The property is located at 64 Paso Hondo Road, Carmel Valley, Carmel Valley Master Plan Area.

Representative Marge Ingram-Thealis agreed to the conditions.

After discussion it was moved by Vandevere, seconded by Rochester and passed by the following vote to approve the Use Permit with corrections as recommended by staff.

AYES: Errea, Parsons, Hawkins, Padilla, Vandevere, Diehl, Sanchez, Rochester, Salazar, Wilmot
NOES: None
ABSENT: None

3. TANNAHILL DNALD WAYNE & TRENA (PLN040738)

Therese Schmidt, Project Planner, presented the Use Permit for outdoor externally illuminated back to back faced 10'6" x 36' advertising structure (billboard) supported by a single sign pole with an overall height of 35'. The sign will be located at 728 El Camino Real, Salinas, North County Non-Coastal Area. Staff relayed that Caltrans has made corrections to the overall height and illumination and 2 year limit of the Use Permit.

Public Comment: Gary Mobley, applicant, had objections to height and 2 year time limit. After further discussion, applicant withdrew his objections.

Public Comment: Jan Mitchell, Elaine Richelieu, Mario Marcio, and Don Tannehill.

After discussion is was moved by Commissioner Rochester, seconded by Commissioner Padilla and passed by the following vote to continue to July 13, 2005 to allow time for staff to prepare a Resolution of Intent to deny the Use Permit.

AYES: Errea, Parsons, Padilla, Vandevere, Diehl, Sanchez, Salazar, Wilmot, Rochester, Hawkins
NOES: None
ABSENT: None

4. PETER PAN INVESTORS (II) (PLN990376)

Eric Lee, Project Planner, presented the Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow the construction of a new 4,303 square foot three-story single family residence, 504 square foot detached garage, retaining walls, septic system, grading (approximately 610 cubic yards cut/295 cubic yards fill), and a drainage pipe and outlet located on an adjacent parcel; a Coastal Development Permit to allow the removal of four (4) protected trees (36" and 28" landmark Monterey pines and 13" & 6" oak trees); and a Coastal Development Permit for development on 30% slope. The property is located at 226 Peter Pan Road, Carmel, east of Highway One, Carmel Highlands Area, Coastal Zone.

Staff recommended adoption of the Mitigated Negative Declaration and approval of the Combined Development Permit.

Lunch break – 12:12 to 1:30 p.m.

The Carmel Highlands/Unincorporated Land Use Advisory Committee (LUAC) voted [6-0] to recommend denial of the project. They cited concerns related to the house design and neighborhood character, water credits, septic system, lighting, and retaining walls. The retaining wall application is being revised.

Public Comment: Applicant and Terry McHeary answered questions. Representative John Mandurrago agreed to the conditions. Cliff Bagwell, Suzette Sales, Betty Patterson, Debbie Lentz

After discussion, it was moved by Commissioner Vandevere, seconded by Commissioner Salavar and passed by the following vote to continue the item to July 13, 2005 to allow time for staff to prepare a Resolution of Intent to deny.

AYES: Errea, Parsons, Hawkins, Padilla, Vandevere, Diehl, Sanchez, Rochester, Salazar, Wilmot
NOES: None
ABSENT: None

5. DOUD JOHN EDWARD (PD040368)

Carl Holm, Project Planner, presented the Land Use Plan Amendment and Zone change from outdoor recreation (OR) to Watershed and Scenic Conservation (WSC/40) for a 2.5-acre lot located north of Garrapata Creek, south of Garrapata Park and west of Highway One, Big Sur, Coastal Zone. (Continued from 5/11/05)

Public Comment: Michael Cling, representative gave some history of the project; representative for Carol Fisch; Chris Fetz, Liza Clysner, Rudy Rosales.

Commissioner Sanchez left at 3:12 p.m.

Staff recommended approval of the Combined Development Permit.

It was moved by Commissioner Vandevere, seconded by Commissioner Hawkins and passed by the following vote to recommend that the Board of Supervisors adopt a Negative Declaration approve amendments to the Big Sur Land Use Plan and zoning designation from Outdoor Recreation (OR) to Watershed & Scenic Conservation (WSC) for a 2.5-acre parcel located north of Garrapata Creek, south of Garrapata Park, and west of Highway One along the coastline of Big Sur.

AYES: Errea, Parsons, Hawkins, Padilla, Salazar, Rochester, Wilmot
NOES: Vandevere, Diehl
ABSENT: Sanchez

E. OTHER MATTERS

Commissioner Padilla informed the Commission that Domingo Galvin, North County Coastal Land Use Advisory Committee, is deceased.

ADJOURNMENT

The meeting was adjourned at 3:44 p.m.

ATTEST

Dale Ellis, Secretary

DE:kb/ca