

**FINAL  
MONTEREY COUNTY PLANNING COMMISSION  
SEPTEMBER 14, 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), Aurelio Salazar, Don Rochester, John Wilmot  
Absent: Juan Sanchez

**B. COMMENT PERIOD**

PUBLIC: NONE

COMMISSION: NONE

**C. APPROVAL OF MINUTES:** July 27, August 10, and 31, 2005

**D. SCHEDULED ITEMS**

**1. AFFORDABILITY TERM ISSUE (PD050757)**

Marti Noel presented the Affordability Term issue for the Inclusionary Housing Program.

After discussion, it was moved by Commissioner Errea, seconded by Commission Vandevere and passed by the following vote to continue to September 28, 2005.

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

**2. CUTLER EDWARD W TR (PLN040693)**

Paul Mugan for Taven Kinison Brown presented the Variance to increase the maximum floor area ratio from 35% to 37.8%; and Design Approval to allow construction of a 317 square foot second story addition on a two-story single family residence. The property is located at 2862 Oak Knoll Road, Pebble Beach, Greater Monterey Peninsula Area.

It was moved by Commissioner Hawkins, seconded by Commissioner Rochester and carried by the following vote to approve the Variance and Design Approval (PLN040693 ).

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

**3. VASQUEZ FERMIN & JUAN ANTONIO (PLN040427)**

Project Planner, Nadia Amador, presented the Use Permit for the establishment of a third dwelling unit (manufactured home) consisting of 1,440 square feet with a detached 120 square feet covered carport on a 9.246 acre parcel. No grading or tree removal is proposed. The property is located at 34735 Metz Road, Soledad, north of the intersection of Metz Road and State Highway 120 (also known as Shirt Tail Canyon Road), Central Salinas Valley Area.

It was moved by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_ and carried by the following vote to approve the Use Permit (PLN040427).

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

**4. PEREZ RALPH & ELAINE PAULA (PLN040691)**

Paul Muga, Project Planner, presented the Standard Subdivision to divide a 1.38 acre parcel into 18 parcels to construct 17 new single family dwellings. The project includes a planned unit development permit for the single family dwellings and approximately 1,400 cubic yards of grading. The project is located at 11590 Union Street, at the corner of Union and Axtell Streets, Castroville in the North County Plan Area.

Mr. and Mrs. Perez agreed to the conditions.

Public Comment: Marilyn Kelsey, Enrique Savedra

Steve Wilson, Monterey Bay Engineers, spoke to widening of Axtell Street.

It was moved by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_ and carried by the following vote to adopt the Mitigated Negative Declaration and Mitigation Monitoring Program and approve the Standard Subdivision.

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

**5. PICK-N-PULL SAN JOSE AUTO (PLN030498)**

Jeff Main, Project Planner, presented the Combined Development Permit consisting of: a Coastal development Permit to allow vehicle dismantling and parts sales within the Dolan Industrial Park (Parcel B/Pick-N-Pull); and General Development Plan including drainage improvements and a water system connection. The previous permit (PC94195) expired on June 14, 2000. The Project is located at 516-D Dolan Road, Castroville, on Via Tanques Road north of Dolan Road, North County Area, Coastal Zone.

Public Comment: Bob Rosenthal, representative.

It was moved by Commissioner Rochester, seconded by Commissioner Padilla and passed by the following vote to adopt the Mitigated Negative Declaration and Mitigation Monitoring Program and approve the Combined Development Permit.

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

NOES: None  
ABSENT: Sanchez

**6. CUTLER GERALD & DEBORAH (PLN030501)**

Staff presented the Combined Development Permit consisting of: a Coastal Development Permit to allow vehicle dismantling and parts sales within the Dolan Industrial Park (Parcel C/Cutler); and a General Development Plan including improvements to install a well, a water system, a 212,000 gallon water tank, pressure tank, booster pump, and drainage improvements. The previous permit (PC94210) expired on June 14, 2000. The project is located at 516-E Dolan Road, Castroville, on Via Tanques Road off of Dolan Road, North County Area, Coastal Zone.

Tony Lombardo, representative, agreed to the conditions.

It was moved by Commissioner Rochester, seconded by Commissioner Padilla and passed by the following vote to adopt the Mitigated Negative Declaration with Mitigation Monitoring Plan and approve the Combined Development Permit.

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

**7. DOLAN DEVELOPMENT PARTNERS LTD (PLN030504)**

Jeff Main, Project Planner, presented the Combined Development Permit consisting of: a Coastal Development Permit to allow vehicle dismantling and sales with Dolan Industrial Park (Parcel D/Dolan Development Partners Ltd); a General Development Plan including six (6) vehicle dismantling yards, agricultural operations on two portions (14 acres and 24 acres) of the parcel, the two (2) existing "Dolan" residences, plus improvements to install a well, water system, septic systems, booster system, pressure tank, 212,000 gallon water tank, and grading for the water system and tank (approximately 2,830 cubic yards cut/2,200 cubic yards fill) and drainage improvements (approximately 8,500 cubic yards cut/8,500 cubic yards fill). The previous permit (PC94196) expired on June 14, 2000. The project is located at 516 Dolan Road, Moss Landing, on Via Tanques Road north of Dolan Road, North County Area, Coastal Zone.

Tony Lombardo, representative, agreed to the conditions.

After discussion, it was moved by Commissioner Rochester, and seconded by Commissioner Padilla to deny the Combined Development Permit.

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

**8. S & S LAND DEVELOPMENT CO (PLN030510)**

Jeff Main, Project Planner, presented the Combined Development Permit consisting of: a Coastal Development Permit to allow vehicle dismantling and parts sales within Dolan Industrial Park (Parcel A/S&S Land Development); and a General Development Plan including connection to a water system. The previous permit (PC94223) expired on June 14, 2000. The site is located at 516-C Dolan Road, Moss Landing, on Via Tanques Road off of Dolan Road and westerly of State Highway 1, North County Area, Coastal Zone.

It was moved by Commissioner Rochester, seconded by Commissioner Padilla and passed by the following vote to adopt the Mitigated Negative Declaration with Mitigation Monitoring Plan and approve the Combined Development Permit.

Tony Lombardo, representative, agreed to the conditions.

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

**E. OTHER MATTERS**

Training topics for October 31, 2005 were discussed.

**DEPARTMENT REPORT** – Dale Ellis reported on Planning and Building Inspection activities.

**ADJOURNMENT**

The meeting was adjourned at 11:50 a.m.

ATTEST

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Dale Ellis, Secretary

DE:kb/ca