

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
OCTOBER 26, 2005
MINUTES**

The Planning Commission met at 9:00 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, Keith Vandevere, Martha Diehl (Chair), Aurelio Salazar, and Cosme Padilla (Vice Chair)
Absent: John Wilmot, Juan Sanchez, Don Rochester

B. COMMENTS - None

C. APPROVAL OF MINUTES – None

E. OTHER MATTERS – Resignation of Sharon Wood, Carmel Valley Land Use Advisory Committee.

It was moved by Commissioner Vandevere, seconded by Commissioner Salazar and carried by the following vote to accept the resignation of Sharon Wood.

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

It was moved by Commissioner Diehl, seconded by Commissioner Hawkins and carried by the following vote to discuss Land Use Advisory Committees at an upcoming Planning Commission meeting.

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

F. DEPARTMENT REPORT

Secretary Dale Ellis briefed the Commission on Planning and Building Inspection activities.

Commissioner Wilmot arrived at 9:10 a.m.

D. SCHEDULED ITEMS

1. LADWIG, STANLEY L/LINDA M (PLN040677)

Project Planner, Anna Ginette, presented the Combined Development Permit to consist of an Administrative Permit to allow for the construction of a 2,640 square foot single family dwelling, a 550 square foot garage and associated grading (800 cubic yards of cut, 800 cubic yards of fill) all within a Visual Sensitivity district; and a

Use Permit to allow the removal of (11) eleven protected oak trees. The property is located at 2495 Garin Road, Watsonville; west of the intersection of Lewis Road and Garin Road, North County Area Plan.

Public Comment: Linda Stanley, owner, had questions regarding the tree removal. Staff suggested language clarification to Finding 5.

It was moved by Commissioner Padilla, seconded by Commissioner Hawkins and passed by the following vote to approve the Combined Development Permit including changes as recommended by staff.

AYES: Errea, Parsons, Hawkins, Vandever, Diehl, Salazar, Padilla, Wilmot

NOES: None

ABSENT: Sanchez, Rochester

2. PETERSEN, JAMES D/PATRICIA A (PLN040079)

Carl Holm, Project Planner, presented the Combined Development Permit consisting of: Rezoning a 23 acre parcel from RDR/B-7 to RDR/10; and a Coastal Development Permit to allow development of a second one-story, 1,770 square foot single family home including a 720 square foot attached garage, grading, a new septic system, and connection to an existing water system (Pajaro-Sunny Mesa Community Services District). The project is located at 16770 Blackie Road, Salinas, North County, Coastal Zone.

Discussion ensued regarding water demand and RDR zoning.

Public Comment: Jim Petersen

After discussion, it was moved by Commissioner Padilla, and seconded by Commissioner Errea to adopt staff's recommendation to adopt the Negative Declaration, approve the Coastal Development Permit and adopt a resolution recommending that the Board of Supervisors amend Section 20.08.060 of Title 20 of the Monterey County Code (Monterey County Coastal Implementation Plan) to reclassify certain property in Monterey County.

Motion failed.

After further discussion, it was moved by Commissioner Hawkins, seconded by Commissioner Errea and passed by the following vote to adopt the Negative Declaration and approve the Coastal Development Permit.

AYES: Errea, Hawkins, Diehl, Salazar, Padilla, Wilmot

NOES: Parsons, Vandever

ABSENT: Sanchez, Rochester

It was moved by Commissioner Hawkins, seconded by Commissioner Salazar and passed by the following vote to deny staff's recommendation to adopt a resolution recommending that the Board of Supervisors amend Section 20.08.060 of Title 20 of the Monterey County Code (Monterey County Coastal Implementation Plan) to reclassify certain property in Monterey County.

AYES: Errea, Parsons, Hawkins, Vandever, Diehl, Salazar, Padilla

NOES: Wilmot

ABSENT: Sanchez, Rochester

3. WALLACE INGA (PLN050185)

Staff recommended a continuance for the Use Permit to allow partial demolition and construction of a 668 square foot second story addition to a 901 square foot single family dwelling and construction of a 450 square foot garage located at 84 Railroad Avenue, Spreckels in the Historic District of Spreckels, Greater Salinas Area.

It was moved by Commissioner Vandevere, seconded by Commissioner Errea and passed by the following vote to continue this item to November 9, 2005.

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

4. RILEY TIMOTHY D & WENDY RILEY (PLN050241)

Staff recommended a continuance for the Use Permit to allow partial demolition and construction of a 600 square foot second story and 291 square foot addition to a 1,376 square foot single family dwelling. The project is located at 15 Third Street, Spreckels in the Historic District of Spreckels, Greater Salinas Area.

It was moved by Commissioner Errea, seconded by Commissioner Vandevere and passed by the following vote to continue this item to November 9, 2005.

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

5. PERSALL SAMUEL F & LINDA S (PLN040470)

Staff recommended a continuance for the Combined Development Permit consisting of the following: 1) Use Permit to allow alteration of a Historic Resource (Corey House); 2) Use Permit to establish a hotel resort in an existing structure; 3) Use Permit for an onsite caretaker in an existing structure; and 4) consideration of a General Development Plan and Design Approval; and 5) conversion of an existing accessory structure to a spa. The project is located at 100 River Road, Salinas, the Corey House, Las Palmas Subdivision, Toro Area.

A field trip to the Corey House was scheduled for November 2, 2005.

It was moved by Commissioner Vandevere, seconded by Commissioner Salazar and passed by the following vote to continue this item to November 9, 2005.

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

Due to inconsistencies between the published agenda and the one posted on the web site, item #8 was the next item heard.

8. MAHADY MARK M & THERESE A (PLN050034)

Bob Schubert, Project Planner, recommended a continuance of the Combined Development Permit to include an Administrative Permit and Design Approval to allow the construction of a 2,903 square foot, one-story single family dwelling; and attached 768 square foot two-car garage and a detached 600 square foot guesthouse; Use Permit for development on slopes in excess of 30%; Use Permit for ridgeline development; and grading (2,493 cubic yards cut/2,410 cubic yards fill). The property is located at 344 El Caminito Road, Carmel Valley, Carmel Valley Master Plan Area.

It was moved by Commissioner Salazar, seconded by Commissioner Vandevere and passed by the following vote to continue the item to November 9, 2005.

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

7. SAMMUT ALFRED & ALICE (PLN040571)

Staff presented the Standard Subdivision Tentative Map to divide a 1.521 acre parcel into 6 lots ranging in size between 10,000 square feet to 11,310 square feet. No grading is proposed. The property is located at 37 Brooks Road, Salinas, Greater Salinas Area.

Bill Coffee, representative, agreed to the conditions.

It was moved by Commissioner Padilla, seconded by Commissioner Errea and passed by the following vote to adopt the Negative Declaration and approve the Standard Subdivision Tentative Map.

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

6. IWF CARMEL RIVER INVESTORS LP (PLN030646)

Jeff Main, Project Planner, presented the Combined Development Permit consisting of a General Development Plan for the Carmel River Inn to increase the number of guest units from 43 existing to 69 proposed and to create an Historic District; a Coastal Administrative Permit and Design Approval for the remodel of 23 existing cottage units, demolition of one cottage, remodel of the main inn to reduce the number of units from 19 existing to 6, construction of 5 new two-story structures each consisting of 8 guest units on the second floor with parking below, the conversion of an existing maintenance building into an employee unit, the abandonment of a portion of Oliver Road, grading (2,550 cubic yards cut/2,550 cubic yards fill); a Coastal Development Permit for the removal of 5 native trees; and a Coastal Development Permit for development within 100' for environmentally sensitive habitat. The project is located at 26600 Oliver Road, Carmel, Carmel Area, Coastal Zone.

Staff reviewed the major issues and relayed that Public Works has added conditions and PBI proposes a new condition that applicant pay fees not yet collected.

Commissioner Salazar left at noon.

The Commission discussed noise, traffic safety and flooding concerns.

Paul Davis, representative, agreed to the conditions.

Public Comment: Neighbors Mr. Mizuno, Bruce Laurum, Troy Ishikawa, and Candice Gregory voiced their concerns regarding noise, traffic, water usage, safety and flooding.

Paul Davis and staff answered the concerns of the neighbors and the Commission.

It was moved by Commissioner Vandevere and seconded by Commissioner Padilla to deny the proposal.

After further discussion, Secretary Dale Ellis offered alternative motions.

Jeff Main suggested a 60 day continuance to allow the applicant time to change the proposal. Paul Davis agreed.

It was moved by Commissioner Vandevere, seconded by Commissioner Padilla and passed by the following vote to continue this item to January 11, 2006 for the purpose of a discussion of the redesign of the project.

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

NOES: None

ABSENT: Sanchez, Rochester, Salazar

G. ADJOURNMENT

The meeting was adjourned at 1:10 p.m.

ATTEST

Dale Ellis, Secretary

DE:dc/kb