

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
NOVEMBER 9, 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 Vandever, Martha Diehl (Chair), Don Rochester
Absent: Juan Sanchez, Aurelio Salazar, John Wilmot

B. COMMENT PERIOD

PUBLIC: NONE

COMMISSION: Commissioner Parsons conveyed that moose can walk from Canada to Mexico due to conservation and Commissioner Diehl relayed that she doesn't want to receive late packets as it doesn't allow adequate time for review.

Commissioners Sanchez and Wilmot arrived.

DEPARTMENT REPORT – Dale Ellis reported on the General Plan, Department issues, and a new Associate Planner starting next week.

C. APPROVAL OF MINUTES: NONE

D. SCHEDULED ITEMS

1. DESMOND DONALD & SANDRA (PLN040743)

Liz Gonzales, Project Planner, presented the Combined Development Permit consisting of an Administrative Permit for a new 2,278 sq. ft. single family dwelling with a 906 sq. ft. attached garage, 150 sq. ft. covered porch, and septic system in a Site Plan Review District; a Use Permit for the removal of 72 oak trees; and Design Approval. The property is located at 5951 Thimio Way, Salinas (Assessor's Parcel Number 129-113-035-000), between Thimio Way and San Miguel Canyon Road, North County Area. Staff does not agree with the Land Use Advisory Committee on screening.

Commissioners Rochester and Vandever were concerned about trees.

Donald Desmond agreed to the conditions.

It was moved by Commissioner Padilla, seconded by Commissioner Rochester and passed by the following vote to adopt the Negative Declaration and approve the Combined Development Permit as amended.

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

2. & 3. FORREST ALAN L (PLN040739) & (PLN050210)

Project Planner, Ramon Montano, presented the Combined Development Permit consisting of: 1) two Use Permits each allowing the construction of a two story single family residence of approximately 1,770 square feet and 1,080 square feet each on slopes in excess of 30%; 2) a Use Permit for the removal in total of 65 oak trees. The overall development will require a new 300 foot driveway; approximate amount of grading for the project is 580 cubic yards of cut and 460 cubic yards of fill. The project includes the restoration of a previously graded site and the replacement of illegally removed oak trees. The properties are located at 65 Carlson Road, Salinas (Assessor's Parcel Numbers 125-051-021-000 and 125-051-022-000), North County Area (Non Coastal) (PLN040739 and 050210). After discussion staff added an indemnification condition.

Public Comment: Jan Mitchell, Jack Paitlin

John Hodges, WRA, spoke to water issues.

Alan Forrest answered questions and agreed to all conditions.

After discussion it was moved by Padilla, seconded by Rochester and passed by the following vote to adopt the Mitigated Negative Declaration and approve the Combined Development Permit as amended.

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

4. BLACKSTONE RANCH (PLN050293)

Anna Ginette, Project Planner, presented the Combined Development Permit and Design Approval consisting of: a Coastal Administrative Permit for 1,156 sq. ft. first story addition and a 288 sq. ft. second story addition to an existing single family dwelling which exceeds 10% of the existing floor area; and a Coastal Administrative Permit for the construction of a new 847 sq. ft. caretaker's unit. The property is located at 3903 Ronda Road, Pebble Beach (Assessor's Parcel Number 008-234-041-000), fronting on Ronda Road, east of the intersection of Oleada Road and Rhonda Road, Del Monte Forest Area, Coastal Zone.

Public Comment: Robert Walker

John Matthams, representative, agreed to the conditions.

After discussion it was moved by Commissioner Vandever, seconded by Commissioner Parsons and passed by the following vote to approve the Combined Development Permit.

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

5. WALLACE INGA (PLN050185)

Paula Bradley, Project Planner, presented the Use Permit to allow partial demolition and construction of a 668 sq. ft. second story addition to a 901 sq. ft. single family dwelling and construction of a 450 sq. ft. garage. The project is located at 84 Railroad Avenue, Spreckels (Assessor's Parcel Number 177-042-003-000), in the Historic District of Spreckels, Greater Salinas Area.

After discussion it was moved by Commissioner Parsons, seconded by Commissioner Hawkins and passed by the following vote to approve the Use Permit.

Public Comment: Tim Riley and Jim Tullis, representative.

AYES: Errea, Parsons, Hawkins, Padilla, Vandever, Diehl, Sanchez, Rochester, Wilmot

NOES: None

ABSENT: Salazar

6. RILEY TIMOTHY D & WENDY RILEY (PLN050241)

Paula Bradley, Project Planner, presented the Use Permit to allow partial demolition and construction of a 600 sq. ft. second story and 291 sq ft. addition to a 1,376 sq. ft. single family dwelling. The project is located at 15 Third Street, Spreckels (Assessor's Parcel Number 177-031-014-000), in the Historic District of Spreckels, Greater Salinas Area.

The applicant was unable to be present at the hearing and asked for a continuance to December 4, 2005.

It was moved by Commissioner Vandever, seconded by Commissioner Sanchez and passed by the following vote to continue the hearing to December 14, 2005.

AYES: Errea, Parsons, Hawkins, Padilla, Vandever, Diehl, Sanchez, Rochester, Wilmot

NOES: None

ABSENT: Salazar

7. PERSALL SAMUEL & LINDA (PLN040470)

Paul Mugan, Project Planner, presented the Combined Development Permit consisting of: 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; 4) consideration of a General Development Plan and Design Approval; 5) conversion of an existing accessory structure to a spa, and 6) release of CE030342. The project is located at 100 River Road, Salinas (Assessor's Parcel Number 139-221-024-000), the Corey House, Las Palmas Subdivision, Toro Area.

Commissioner voiced their concerns regarding sale and use of alcohol on the premises, Condition #4, dead end, and number of guests.

Anthony Lombardo, representative, gave a presentation, answered questions and agreed to the conditions.

Public Comment: Christine Kemp, Las Palmas Homeowners Association; Dr. Ed Gould, Rick Molina. Several residents and members of the Las Palmas Homeowners Association.

Tony Lombardo, representative, Charles Salter, acoustics consultant, and Jim West, traffic consultant, answered questions regarding the project.

The hearing was closed to the public.

It was moved by Commissioner Vandever, seconded by Commissioner Hawkins and passed by the following vote to continue the hearing to December 14, 2005 to allow staff the opportunity to make changes and look at the possibility of outdoor events.

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

8. MAHADY MARK M & THERESE A (PLN050034)

Bob Schubert presented 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; an attached 768 square foot two-car garage and a detached 600 sq. ft. guesthouse; Use Permit for development on slopes in excess of 30%; Use Permit for ridgeline development; and grading (2,374 cubic yards cut/2,318 cubic yards fill). The property is located at 344 El Caminito Road, Carmel Valley (Assessor's Parcel Number 187-591-057-000), Carmel Valley Master Plan Area.

Public Comment: Several neighbors spoke including Andrew Lino, Frank Lowe, Ann McGowan, Glenn Robinson, Dan Archer, and Mike Mahoney.

John Bridges, representative, agreed to the conditions.

It was moved by Commissioner Vandever, seconded by Commissioner Errea and passed by the following vote to approve the Combined Development Permit.

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

E. OTHER MATTERS: None

ADJOURNMENT

The meeting was adjourned at 5:12 p.m.

ATTEST

Dale Ellis, Secretary

DE:kb/ca