

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
DECEMBER 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
Absent: Juan Sanchez, John Wilmot

B. COMMENT PERIOD

PUBLIC: NONE

COMMISSION: Commissioners Parsons spoke to the river dam project reported in the Herald. Commissioner Salazar commented that Commissioner Diehl has done a wonderful job as Chair of the Planning Commission. Commissioner Rochester and Hawkins agreed. Commissioner Diehl expressed her gratitude. Commissioner Errea spoke to economics and agricultural issues. Commissioner Wilmot spoke to need for parking at the Courthouse.

Commissioners Sanchez and Wilmot have arrived.

C. APPROVAL OF MINUTES: NONE

D. SCHEDULED ITEMS

1. AFFORDABILITY TERM ISSUE (PD050757)

Marti Noel presented the Affordability Term issue for the Inclusionary Housing Program. Noel relayed that two meetings with stakeholders are scheduled. Those on the list to be invited to the meetings are: non-profit developers, Board of Realtors, Common Ground, General Plan group, several homeowners and the public.

After further discussion, it was moved by Commissioner Errea, seconded by Commission Wilmot and passed by the following vote to accept the report and formalize a subcommittee.

AYES: Miguel Errea, Sharon Parsons, Laurence Hawkins, Cosme Padilla (Vice Chair), Keith Vandevere, Martha Diehl (Chair), Juan Sanchez, Aurelio Salazar, Don Rochester, John Wilmot
NOES: None
ABSENT: None

Commissioner Diehl appointed a subcommittee with the hope that a report could be finished in February.

2. CAPITAL IMPROVEMENT PROGRAM (PD050870)

Patricia Lopez, Public Works Department, presented the revised 2006-2007 Monterey County Department of Public Works' Capital Improvement Program (CIP).

The Commission had questions centered on the maintenance component. Paul Greenway answered questions.

After discussion, it was moved by Commissioner Vandevere, seconded by Commissioner Hawkins and carried by the following vote to accept the Capital Improvement Plan.

AYES: Miguel Errea, Sharon Parsons, Laurence Hawkins, Cosme Padilla (Vice Chair), Keith Vandevere, Marcha Diehl (Chair), Juan Sanchez, Aurelio Salazar, Don Rochester, John Wilmot
NOES: None
ABSENT: None

3. HART DAVID A & SUSAN C (PLN050078)

Bob Schubert, Project Planner, presented the Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval for a 2,036 square foot single family dwelling and an attached 461 square foot two-car garage; a Coastal Development Permit for the removal of 10 trees and grading (830 cubic yards cut). The property is located at 152 Carmel Riviera drive, Carmel, Carmel Highlands, Coastal Zone.

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 approve the Combined Development Permit as recommended by staff.

AYES: Miguel Errea, Sharon Parsons, Laurence Hawkins, Cosme Padilla (Vice Chair), Keith Vandevere, Martha Diehl (Chair), Juan Sanchez, Aurelio Salazar, Don Rochester, John Wilmot
NOES: None
ABSENT: None

4. BARKER PETER K & ROBI B TRS (PLN050090)

Luis Osorio, Project Planner, presented the Combined Development Permit consisting of: 1) Coastal Development Permit for development within 750 feet of a known archaeological resource; 2) Coastal Development Permit for removal of 6 pine trees; and 3) Coastal Administrative Permit and Design Approval for the construction of a 4,862 square foot one-story single family residence including a 773 square foot, 2-car attached garage, driveway and motor court. The property is located at 1125 Porque Lane, Pebble Beach, Del Monte Forest Land Use Plan. Staff added a finding related to appeal ability and indemnification agreement.

Commissioner Diehl expressed the desire to continue the item due to lateness of the report. Staff apologized for the lateness of the report.

Public Comment: Jun Siliano, representing the applicant.

After discussion, it was moved by Commissioner Vandevere, seconded by Commissioner Padilla and passed by the following vote to continue the project to January 11, 2006 to allow time for staff to clarify tree placement, forest reports/plans, etc.

AYES: Miguel Errea, Sharon Parsons, Laurence Hawkins, Cosme Padilla (Vice Chair), Keith Vandevere, Martha Diehl (Chair), Juan Sanchez, Aurelio Salazar, Don Rochester, John Wilmot
NOES: None
ABSENT: None

5. KIMMICH (BARTLEBAUGH KRIS ET) (PLN040688)

Taven Kinison Brown, Project Planner, recommended the Use Permit and General Development Plan application be continued to correct notice deficiencies.

It was moved by Commissioner Sanchez, seconded by Commissioner Salazar and passed by the following vote to continue this item to January 11, 2006.

AYES: Miguel Errea, Sharon Parsons, Laurence Hawkins, Cosme Padilla (Vice Chair), Keith Vandever, Martha Diehl (Chair), Juan Sanchez, Aurelio Salazar, Don Rochester, John Wilmot
NOES: None
ABSENT: None

6. RILEY TIMOTHY D & WENDY RILEY (PLN050241)

Paula Bradley, Project Planner, presented the Use Permit to allow partial demolition and construction of a 600 square foot second story and a 291 square foot addition to an existing 1,376 square foot single-family dwelling, on a 6,000 square foot parcel. The project is located at 15 Third Street, Spreckels, in the Historic District of Spreckels, Greater Salinas Area.

Staff made changes to Finding #3, the project is not consistent with Section 21.54 of the Monterey County Zoning Code (Regulations for Historic Resources Zoning Districts), and added evidence to Finding #7, related to the establishment, maintenance, or operation of the use or building applied for will under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.

Commissioner Parsons relayed that staff has prepared for approval or denial and the Historic Resources Review Board is not happy with either one.

Public Comment: Tim Riley, applicant.

After discussion, it was moved by Hawkins, seconded by Rochester and passed by the following vote to approve the Use Permit and Design Approval as presented by staff.

AYES: Miguel Errea, Laurence Hawkins, Cosme Padilla (Vice Chair), Keith Vandever, Martha Diehl (Chair), Juan Sanchez, Aurelio Salazar, Don Rochester, John Wilmot
NOES: Sharon Parsons
ABSENT: None

7. JENKINS C W (PLN980663)

A Combined Development Permit consisting of: 1) a Minor Subdivision to subdivide a 23.43 acre lot into four lots of: 5 acres (Parcel 1); 5.55 acres (Parcel 2); 6.28 acres (Parcel 3); and 6.60 acres (Parcel 4), including a road and utilities easement across all parcels; and 2) a Use Permit for development on 30 percent or greater slope, and 3) a Use Permit for the removal of 86 protected trees to allow for road construction. The property is located on and to the south of San Benancio Canyon Road, three miles east of Hwy 68, Salinas, Toro Area Plan.

Staff relayed that the applicant has requested a continuance to January 25, 2006 to allow time to discuss fee issues with staff.

It was moved by Rochester, seconded by Salazar and passed by the following vote to continue the item to January 25, 2006.

AYES: Miguel Errea, Sharon Parsons, Laurence Hawkins, Cosme Padilla (Vice Chair), Keith Vandevere, Martha Diehl (Chair), Juan Sanchez, Aurelio Salazar, Don Rochester, John Wilmot
NOES: None
ABSENT: None

8. CALTRANS (PLN050451)

Shandell Frank presented the Combined Development Permit consisting of a Coastal Development Permit and Design Approval to allow the construction of three vehicle turnouts approximately 500 feet in length; and a Coastal Development Permit to allow the removal of one Monterey Pine tree. The project in its entirety is located between Castroville (PM 91.2) and Jensen Road (PM 100.3), North County Area, Coastal Zone

Construction hours were discussed. Frank relayed that peak hours are 7-9:00 a.m. and 4-6:00 p.m.

Public Comment: Pat Nicholson, neighbor, had concerns regarding weekend traffic.

Representative, Anna Kapur, stated that the construction will be done from 8:30 p.m. to 5:30 a.m.

Discussion centered around tree replacement, signage, weekend traffic, safety, and parking.

It was moved by Commissioner Rochester, seconded by Commissioner Padilla and passed by the following vote to approve the Combined Development Permit with changes as discussed.

AYES: Miguel Errea, Sharon Parsons, Laurence Hawkins, Cosme Padilla (Vice Chair), Keith Vandevere, Martha Diehl (Chair), Juan Sanchez, Aurelio Salazar, Don Rochester, John Wilmot
NOES: None
ABSENT: None

LUNCH BREAK (12:12 to 1:37 p.m.)

9. CALTRANS (HERMITAGE SLOPE) (PLN050585)

Shandell Frank presented the Combined Development Permit consisting of a Coastal Development Permit and Design Approval to allow the construction and installation of a 525 foot long, 25 foot high (average) tieback retaining wall between Post Mile R21.9 and Post Mile R22.1; replacement of culvert and guard rail; paving of north and southbound shoulders, and the relocation of 3,340 cubic yards of fill material 200 feet south of the project site. The properties are located on State Highway Route 1, Big Sur, north of Limekiln Creek bridge, Big Sur Area, Coastal Zone.

Wendy Strempling added a condition to have the applicant do a traffic management plan.

Doug Hessey, representative, answered the LUAC's concern regarding visual impact of downslope and signage.

It was moved by Vandevere, seconded by Rochester, and passed by the following vote to approve the Combined Development Permit as recommended by staff.

AYES: Miguel Errea, Sharon Parsons, Laurence Hawkins, Cosme Padilla (Vice Chair), Keith Vandevere, Martha Diehl (Chair), Juan Sanchez, Aurelio Salazar, Don Rochester, John Wilmot
NOES: None
ABSENT: None

10. QUINN STEVE & BARBARA (PLN040572)

Lynne Mounday presented the Combined Development Permit consisting of the following: (1) Use Permit to allow development within the floodway fringe and 200 feet of the riverbank; (2) Variance for the reduction of the front setback from 30 feet to 10 feet; (3) Administrative Permit for the construction of a single family dwelling with parking in the front setback; and (4) Design Approval. The project is located at 12798 Aliso Road, Carmel Valley, southern corner of the intersection of Aliso and Boronda Road, Carmel Valley Master Plan Area.

Wendy Stremling recommended that this item be tabled. Tom Moss, Water Resources Agency, said he believes the project is in the floodway.

It was moved by Vandevere, seconded by Salazar and passed by the following vote to table the Combined Development Permit.

AYES: Miguel Errea, Sharon Parsons, Laurence Hawkins, Cosme Padilla (Vice Chair), Keith Vandevere, Martha Diehl (Chair), Juan Sanchez, Aurelio Salazar, Don Rochester, John Wilmot
NOES: None
ABSENT: None

11. SECONDO MATEO TR ET AL (PLN040629)

Paul Mugan, Project Planner, presented the Use Permit to construct a 122 foot monopole on a 270-acre parcel with six panel antennas measuring approximately 51 inches high by 12 inches wide. The project includes a 30 foot by 30 foot fenced area for storage of attendant radio equipment. The property is located at 20985 Buena Vista Road, Salinas, approximately 4.25 miles southeast of Highway 68 and 1.5 miles west of Highway 101, Toro Area.

Phillip Thomas agreed to the conditions and advised that the name has been changed to Cingular Wireless.

It was moved by Errea, seconded by Hawkins and passed by the following vote to approve the Use Permit including the errata sheet.

AYES: Miguel Errea, Sharon Parsons, Laurence Hawkins, Cosme Padilla (Vice Chair), Keith Vandevere, Martha Diehl (Chair), Juan Sanchez, Aurelio Salazar, Don Rochester, John Wilmot
NOES: None
ABSENT: None

12. BELLOWS CLAY D & KRISTIM SHAW (PLN050169)

Paul Mugan, Project Planner, presented the Use Permit and Design Approval to demolish 274 square feet of an existing rear bedroom, bathroom and laundry and construct a 745 square foot addition (471 square foot net) with new bedroom and bathroom above and expand and convert existing bedroom to dining room. Materials to include vinyl or wood windows, off-white composition shingles, wood siding, trim and shingle siding. Materials and colors to match existing. The property is located at 79 Railroad Avenue, Spreckels, Greater Salinas Area.

Representatives Kristi Shawl and Clay Bellows agreed to the conditions. Shawl made a presentation.

It was moved by Parsons, seconded by Errea and passed by the following vote to approve the project as recommended by staff.

AYES: Miguel Errea, Sharon Parsons, Laurence Hawkins, Cosme Padilla (Vice Chair), Keith Vandevere, Martha Diehl (Chair), Juan Sanchez, Aurelio Salazar, Don Rochester, John Wilmot
NOES: None
ABSENT: None

13. PERSALL SAMUEL F & LINDA S (PLN040470)

Paul Muga, 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, the Corey House, Las Palmas Subdivision, Toro Area.

Muga added conditions: 1) Applicant must enter into an “Agreement to Implement a Mitigation Monitoring and/or Reporting Plan and 2) Caretaker unit shall adhere to Section 21.64.030; and PWSP0003-TAMC Applicant shall pay the Transportation Agency for Monterey County (TAMC) regional traffic mitigation fee as determined by TAMC and identified in the TAMC nexus study.

There was discussion regarding monitoring of the sound levels.

Public Comment: Tony Lombardo, representative; Dr. Ed Gould, Ann Sanchez, Roy Gobetz, Virginia McDonald, Frank Diaz, Dana Heardsley, and Kenny Biscom, residents; Charles Saulter; Kristine Kemp, representative for Las Palmas Homeowners Association; and Don Miesterand, President of the Las Palmas Homeowners Association.

Jeff Pack answered questions relating to noise and how they are monitored.

After discussion it was moved by Commissioner Rochester, seconded by Commissioner Wilmot and passed by the following vote to adopt the Negative Declaration and Mitigation Monitoring Plan and approve the Combined Development Permit including deletion of Condition #7 and modifications as shown on the errata sheet.

AYES: Miguel Errea, Laurence Hawkins, Cosme Padilla (Vice Chair), Keith Vandevere, Martha Diehl (Chair), Aurelio Salazar, Don Rochester, John Wilmot
NOES: None
ABSENT: Sharon Parsons, Juan Sanchez

DEPARTMENT REPORT – Dale Ellis reported that Planner interviews are scheduled for December 15, 2005.

ADJOURNMENT

The meeting was adjourned at 4:07 p.m.

ATTEST

Dale Ellis, Secretary
DE:kb/ca