

FINAL
MONTEREY COUNTY PLANNING COMMISSION
JANUARY 11, 2006
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, Aurelio Salazar, Don Rochester, John Wilmot
Absent: None

B. COMMENT PERIOD

PUBLIC: NONE

COMMISSION: Commissioners Parsons, Wilmot, Sanchez, Rochester, Diehl spoke to Grand Jury report as it related to the Planning Department. All agreed that there are great people on the staff all doing their best.

NOMINATING COMMITTEE FOR 2006 OFFICERS: Commissioners Errea, Hawkins and Salazar volunteered to be on the committee. Ex-officio member and chair of the committee is Commissioner Diehl.

DEPARTMENT REPORT: Lynne Mounday thanked the Commissioners for their kind comments. The Grand Jury report was discussed. The Department has already taken some steps to correct some problems outlined in the report.

C. APPROVAL OF MINUTES: NONE

D. SCHEDULED ITEMS

1. AFFORDABLE WORKFORCE HOUSING INCENTIVE PROGRAM (PD051160)

Don Rochester was out of the room when this item was discussed.

Jim Cook and Marti Noel presented the Workforce Housing Incentive Program for the Commission's consideration and recommendation for approval to the Board of Supervisors.

Public Comment: Margaret Robbins, Alfred Diaz-Infante, Jan Mitchell, and Hans Jones

After discussion, it was moved by Commissioner Padilla, seconded by Commissioner Errea and passed by the following vote to preliminarily recommend the concepts of the Affordable Workforce Housing Incentive Program to the Board of Supervisors.

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

2. BARKER PETER & ROBIN TRS (PLN050090) *Commissioner Rochester was present for this item.*

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

County Counsel suggested adding a sentence to Condition #12 stating that the 10 trees are in addition to the ones that are required for replacement. It would be 10 plus.

Commissioner Vandevere, Wilmot and Sanchez had questions regarding tree removal and replacement (Condition #12).

After discussion, it was moved by Commissioner Errea, seconded by Commissioner Vandevere and passed by the following vote to trail this item and hear it after item #5.

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

5. IWF CARMEL RIVER INVESTORS (PLN030646) (OUT OF ORDER)

Project Planner, Jeff Main, asked for a continuance of 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 a 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 feet for environmentally sensitive habitat. The project is located at 26600 Oliver Road, Carmel, Carmel Area, Coastal Zone.

Public Comment: Hiroki Mizuno spoke to it being a historical site, the water shortage, sewage problems, and abandonment of Oliver Road.

After discussion, it was moved by Commissioner Rochester, seconded by Commissioner Hawkins to continue this item to February 22, 2006.

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

2. BARKER PETER & ROBIN TRS (PLN050090) (Trailed item)

After further discussion, Al Mulholland, Water Resources Agency, recommended the deleting Finding #6 related to a net increase of zero acre feet per year of water as the client stated they have water. Wendy Strimling, Deputy County Counsel, relayed that staff needs to verify that water has been purchased. Changes to Finding #3, additional CEQA Finding, were also discussed.

It was moved by Commissioner Vandevere, seconded by Commissioner Padilla and passed by the following vote to adopt the Negative Declaration and Mitigation Monitoring Plan and approve the Combined Development Permit with additions and corrections as discussed.

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. KIMMICH (PLN040688)

The Project Planner, Taven Kinison Brown, presented the Use Permit and General Development Plan to relocate an existing rebar fabrication yard and modular office on 1.7 acres, and to develop the remaining 3 acres in a subsequent phase with Butler buildings to house independent shops for auto repair and for tradespersons such as electricians and plumbers, etc., consistent with the allowances of the HC-UR Zoning District. The property is located at 1095 Madison Lane, Salinas, Boronda Neighborhood, Greater Salinas Area.

Commissioner Sanchez had a traffic concern.

Christine Kemp, representative, agreed to the conditions.

LUNCH BREAK (12:07 to 1:30 p.m.) **Commissioner Parsons was absent** when the Commission reconvened.

Enrique Saavedra explained about traffic fees.

It was moved by Hawkins, seconded by Commissioner Errea and passed by the following vote to adopt the Negative Declaration and Mitigation Monitoring Plan and approve the Use Permit and General Development Plan and adding the requested additional uses requested by the applicant.

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

4. BERGERON DOUGLAS & SANDRA (PLN050460) *Commissioner Parsons was present.*

Carl Holm, Project Planner, presented the amendment to an approved Combined Development Permit (PLN020444) and Minor and Trivial amendment (PLN040755). The original project consists of a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval for construction of a two-story, 6,000 square foot single family residence with a 700 square foot attached 3-car garage, 1,800 square feet of patio area, a septic system, and grading (1,050 cubic yards cut/300 cubic yards fill); and Coastal

Development Permit to reduce the minimum coastal bluff edge set back from 60-feet to 30-feet. The revised project (PLN050460) would consist of a Coastal Administrative Permit and Design Approval for construction of a two-story, 8,441 square foot single family residence with a 700 square foot attached 3-car garage, 1,800 square feet of patio area, a septic system, and grading (1,900 cubic yards cut/300 cubic yards fill); and the same set backs from the coastal bluff edge.

John Hodges, Environmental Health, changed Condition #11 to be consistent with Mitigation #12 (septic system design).

Tony Lombardo, representative, agreed to the changes.

It was moved by Commissioner Vandevere, seconded by Commissioner Wilmot and passed by the following vote to approve the amendment to the approved Combined Development Permit (PLN020444) and Minor and Trivial Amendment (PLN040755).

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

ADJOURNMENT

The meeting was adjourned at 1:56 p.m.

ATTEST

Dale Ellis, Secretary

DE:kb/ca