

FINAL
MONTEREY COUNTY PLANNING COMMISSION
FEBRUARY 8, 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, Jay Brown, Cosme Padilla (Vice Chair), Martha Diehl (Chair) Keith Vandevere,
Juan Sanchez, Don Rochester, John Wilmot
Absent: Aurelio Salazar, Laurence Hawkins

B. COMMENT PERIOD

PUBLIC: NONE

COMMISSION: Commissioner Diehl introduced new Commissioner Jay Brown who replaces Commissioner Sharon Parsons. Commissioner Errea suggested that a letter be sent to Commissioner Parsons thanking her for her years of dedicated service on the Commission. Commissioner Brown told the Commission a little about himself.

DEPARTMENT REPORT: Secretary Ellis advised the Commission on hearing dates for the Monterey County General Plan Update, February 21, and the initiative, February 28 and recruitment for a Director.

Commissioner Hawkins arrived at 9:30 a.m.

C. APPROVAL OF MINUTES: December 14, 2005

It was moved by Commissioner Diehl, seconded by Commissioner Errea and passed by the following vote to approve the minutes as corrected by the Commission.

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

D. ELECTION OF 2006 PLANNING COMMISSION CHAIR AND VICE CHAIR

Commissioner Errea reported on the findings of the Nominating Committee and recommended the nomination of Commissioner Padilla as Chair and Commissioner Rochester as Vice Chair for the ensuing year.

It was moved by Commissioner Errea, seconded by Commissioner Vandevere and passed by the following vote to elect Commissioner Padilla as Chair and Commissioner Rochester as Vice Chair.

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

E. SCHEDULED ITEMS

1. DEMEREST ROBERT BRIAN (PLN050202)

Luis Osorio, Senior Planner, presented the Combined Development Permit consisting of a Use Permit for the removal of 9 protected oak trees, a Use Permit for development on slopes in excess of 30% and a Design Approval to allow for the construction of a 3,693 square foot single family residence and associated grading of 227 cubic yards of cut/fill. The property is located at 3089 Stevenson Drive, Pebble Beach (Assessor's Parcel Number 007-464-013-000), south of the intersection of Birdrock Road and Stevenson Drive, Greater Monterey Peninsula Area.

Glen Warner, architect, spoke to conditions.

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

Commissioner Diehl stepped out of the room before the vote.

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

2. GRIMES MEL JR & MEL N GRIMES J (PLN050272) (Commissioner Diehl out of the room)

Staff presented the Use Permit for development on slopes in excess of 30% to allow the construction of a 143 square foot artist studio and retaining wall; Design Approval for the artist studio; a 140 square foot addition to a single family dwelling over an existing deck; conversion of an existing 324 square foot carport into a storage area; and a new 591 square foot carport (all development listed was constructed without benefit of Planning or Building permits. The Use Permit and Design Approval will correct Zoning Code Violation CE040159 and legalize the development). The property is located at 82 Hitchcock Canyon Road, Carmel Valley (Assessor's Parcel Number 189-513-008-000), northeasterly of the intersection of Southbank Road and Hitchcock Canyon Road, Carmel Valley Master Plan. This item was recommended for a continuance.

Dale Ellis, Secretary to the Commission, recommended a continuance to February 22, 2006 as requested by the applicant.

It was moved by Commissioner Rochester, seconded by Commissioner Errea, and passed by the following vote to continue the project to February 22, 2006.

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

3. PARKER SCOTT (PLN050385)

Carl Holmes, Project Planner, presented the Combined Development Permit consisting of: a Coastal Administrative Permit and Design Approval for a new 2,338 square foot single family residence with 660 square foot attached garage (previously approved and expired PLN970520); a Coastal development Permit to allow Development on slopes exceeding 30%; and a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat (Sycamore Creek). The property is located on the south side of Sycamore Creek. The property is located on the south side of Sycamore Canyon Road 1.2 miles west of

Highway 1 (Assessor's Parcel Number 419-261-026-000), Big Sur Area, Coastal Zone. This item was recommended for a continuance.

It was moved by Commissioner Errea, seconded by Commissioner Rochester, and passed by the following vote to continue the project to February 22, 2006.

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

4. SHOLLY TERRY TR (PLN050181)

Carl Holm, Project Planner, presented the Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat (wetland) in order to restore drainage to previous conditions. Development consists of grading (approximately 200 cubic yards cut) a sedimentation pond and a drainage channel to redirect water back to the wetland habitat plus after-the-fact permits for installing a 42-inch drainage pipe for overflow and drainage improvements within the Highway 156 right-of-way. The property is located at 15875 Blackie Road, Salinas (Assessor's Parcel Number 133-012-001-000), between Blackie Road and Highway 156, North County Area, Coastal Zone.

Public Comment: Steven Valdez, representative, agreed to the conditions.

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

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

Commissioner Diehl returned to the hearing.

5. PROBASCO WILLIAM & JOAN (PLN050419) (Commissioner Diehl returned)

Carl Holm presented the Combined Development Permit consisting of: a Coastal Administrative Permit for a new 4,485 square foot single family home; a Coastal Administrative Permit for a 484 square foot guesthouse; a Coastal Development Permit to remove 38 Monterey pine trees including one landmark tree; a Coastal Administrative Permit to allow exception for development in a man-made 30% slope along Los Altos Drive; and Design Approval. The property is located at 4073 Los Altos Drive, Pebble Beach (Assessor's Parcel Number 008-121-012-000), Del Monte Forest Area, Coastal Zone. Staff recommended a continuance.

Ellis recommended a continuance to February 22, 2006.

It was moved by Commissioner Hawkins, seconded by Commissioner Errea, and passed by the following vote to continue the Combined Development Permit to February 22, 2006.

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

6. CAOUCETTE JOHN B & MARGARETTA J (PLN050316)

Bob Schubert, Project Planner, presented the Combined Development Permit to include an Administrative Permit and Design Approval for the construction of a 5,554 square foot single story dwelling with a 1,047 square foot attached three-car garage; 599 square foot guesthouse and two underground rainwater storage tanks in a Visually Sensitive (VS) Zoning District; height Variance; Use Permit for the removal of 66 oak trees; Administrative Permit for development on slopes over 30% and grading (approximately 2,060 cubic yards cut/450 cubic yards fill). The property is located at 5481 Covey Court, Carmel (Assessor's Parcel Number 157-171-072-000), Quail Meadows, Carmel Valley Master Plan Area.

Public Comment: Michelle Ham and Brian Finegan, representative

It was moved by Commissioner Diehl, seconded by Commissioner Rochester, and passed by the following vote to adopt the Mitigated Negative Declaration with Mitigation Monitoring Plan and approve the Combined Development Permit including amendments to Conditions 18 and 19.

AYES: Padilla, Vandevere, Diehl, Sanchez, Rochester
NOES: Errea, Brown, Hawkins, Wilmot
ABSENT: Salazar

ADJOURNMENT

ATTEST

Dale Ellis, Secretary

DE:kb/ca