

FINAL
MONTEREY COUNTY PLANNING COMMISSION
FEBRUARY 22, 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, Nancy Isakson, Cosme Padilla (Chair), Martha Diehl, Keith Vandever, Juan Sanchez, Aurelio Salazar, Don Rochester (Vice Chair), John Wilmot

Absent: None

B. COMMENT PERIOD

PUBLIC: NONE

COMMISSION: Errea advised of Tim Handley's death and suggested that a letter be sent to the family with our condolences. He also suggested that a letter be sent to Lawrence Hawkins thanking him for serving on the Commission and the Minor Subdivision Committee.

DEPARTMENT REPORT: Secretary Ellis advised the Commission that Nancy Isakson replaces Larry Hawkins whose term has expired. She was welcomed by the Commission. He will instruct the Recording Secretary to add an item to the next agenda to discuss Hawkins replacement on the Minor Subdivision Committee. A Planning Commission study session is scheduled for March 8th with the Historic Resources Review Board in the Monterey Room.

C. INTRODUCTION & COMMENTS - Wayne Tanda, Director, Resource Management Agency, introduced himself to the Commission.

D. SCHEDULED ITEMS

1. QUAIL LODGE, INC. (PLN050685)

Continued from 1/25/06. An appeal from Quail Lodge Incorporated, of the Director of Planning and Building Inspection's determination that a zoning violation exists in regards to a driving school operating on undeveloped properties owned by Quail Lodge Incorporated, Carmel Valley Area, south of Valley Greens Drive. The parcels in question include Assessor Parcel Numbers 157-191-001-000, 157-191-002-000, 157-191-003-000, 157-191-004-000 AND 157-191-005-000.

Cami Pelletier, Code Enforcement Officer, presented the staff report recommending denial of the appeal.

Tony Lombardo, representing Quail Lodge and Land Rover Driving School, made a presentation.

Chuck Davis, Kevin Burkett, and Adam Tight spoke in favor of the appeal.

It was moved by Commissioner Diehl, seconded by Commissioner Vandever and passed by the following vote to accept staff's recommendation to deny the Appeal.

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

2. PAROLA/McINTYRE (PLN04695)

Continued from 1/25/06. Administrative Permit to allow the construction of a two-story 5,636 sq. ft. single family dwelling, a detached 816 sq. ft. three car garage and a 1,000 sq. ft. barn; a swimming pool septic system, security gate and grading (720 cu. yds. of cut/720 cu. yds. of fill). The property is located at 295-C Corral de Tierra Road, (Assessor's Parcel Number 416-371-012-000) Mears Ranch Subdivision, fronting on Deer Creek Road, West of Corral de Tierra Road, Toro Area.

Ramon Montano, Project Planner, added the standard condition for an indemnification agreement, deleted Condition #6 from Environmental Health. Staff recommendation is to deny the appeal and grant the Administrative Permit.

Steve McIntyre, new owner, and Anthony Lombardo, representative, gave some history of the project.

Richard Slade, representative, answered questions regarding water issues.

Public Comment: Dennis Law spoke in favor of denying the appeal. Steven Massolo, Gino Cozell, Pam Bengard and Paul Johnson spoke in favor of granting the appeal.

It was moved by Commissioner Vandever, seconded by Commissioner Rochester, and passed by the following vote to continue the project to March 29, 2006 to allow time for review by the Toro Land Use Advisory Committee and augment the findings for approval.

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

3. GRIMES MEL JR & MEL N GRIMES J (PLN050272)

Continued from 2/8/06. 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.

Anna Ginette, Project Planner, presented the staff report recommending approval.

Christine Kemp, representative, agreed to the conditions. Mel Grimes and Brian Turlington, representative, were present to answer questions. He wants to resolve issues regarding property clean-up, sewage issue, soils cleanup re runoff and seismic hazards.

Dr John Kenny spoke to code violations.

It was moved by Commissioner Rochester to trail the item. Motion failed for lack of a second.

It was moved by Brown, seconded by Diehl and passed by the following vote to approve the Use Permit with a change to Condition #13.

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

4. FOSTER STEVEN (PLN040569)

Continued from 1/25/06. Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a new 3,975 square foot single family residence and accessory structures including a 3,200 square foot barn with solar panels; 225 square foot shed; and 800 square foot garage; 1,200 square foot studio; 1150 square foot studio; septic system, pool and well; 2) a Coastal Administrative Permit to allow a 425 square foot guesthouse; 3) a Coastal Development Permit to allow a 850 square foot caretaker's unit; 4) a Coastal Development Permit to allow tree removal (14 coast live oaks; 4 canyon oak and 1 redwood); 5) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat (Maritime Chaparral); Design Approval and associated grading (approximately 1,850 cubic yards cut/625 cubic yards fill), retaining walls, underground utilities, underground water tank on Lot 6 (Assessor's Parcel Number 418-132-006-000), and hook up to existing well on Lot 5 (Assessor's Parcel Number 418-132-005-000). The property is located at 4855 Bixby Creek Road (Lot 7), Carmel (Assessor's Parcel Number 418-132-007-000), of Rocky Creek Ranch, off of and southwesterly of Rocky Creek Road and Palo Colorado Road, Big Sur Coast Land Use Plan, Coastal Zone.

Jeff Main, Project Planner, presented this item and recommended adoption of the Mitigated Negative Declaration with Mitigation Monitoring Plan and approval of the project.

Mark Blum, representative, agreed to the conditions. The architect was present to answer questions.

It was moved by Commissioner Diehl, seconded by Commissioner Errea, and passed by the following vote to adopt the Mitigated Negative Declaration with Mitigation Monitoring Plan and approve the Combined Development Permit as recommended by staff.

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

5. IWF CARMEL RIVER INVESTORS (PLN030646)

Continued from 1/11/06. 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.

Project Planner, Jeff Main, presented the project and recommended adoption of the Mitigated Negative Declaration with Mitigation Monitoring Plan and approval of the Combined Development Permit.

Representative Paul Davis answered questions regarding the project. Johnson agreed to the conditions.

Dick Callahan, Bruce Looram and Troy Ishikawa spoke.

It was moved by Diehl, seconded by Vandever and passed by the following vote to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and approve the Combined Development Permit with corrections as discussed.

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

6. FISHER DUKE (PLN050271)

Continued from 1/25/06. Combined Development Permit consisting of: Coastal Administrative Permit and Design Approval for adding a 1,060 sq. ft. second floor and 650 sq. ft. detached garage to an existing residence; and a Coastal Development Permit to allow development within the critical viewshed. The property is located at 41000 Highway 1, Monterey (Assessor's Parcel Number 418-171-004-000), near south forty, Big Sur Area, Coastal Zone.

This matter was recommended for continuance to March 8, 2006 at the request of the applicant.

It was moved by Commissioner Diehl, seconded by Vandever, and passed by the following vote to continue this item to March 8, 2006.

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

7. PARKER SCOTT (PLN050385)

Continued from 2/8/06. 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 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.

Carl Holm, Project Planner, recommended adoption of the Mitigated Negative Declaration with Mitigation Monitoring Plan and approval of the project.

Environmental Health added a condition regarding engineered septic system and discussed water issues.

Arden Handsby, representative, agreed to the conditions.

It was moved by Commissioner Vandever, seconded by Diehl, and passed by the following vote to certify the existing Mitigated Negative Declaration with Mitigation Monitoring Plan and approve the Combined Development Permit as amended.

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

8. PROBASCO WILLIAM & JOAN (PLN050419)

Continued from 2/8/06. 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.

Carl Holm, Project Planner, recommended adoption of the Mitigated Negative Declaration with Mitigation Monitoring Plan and approval of the project.

Bill Probasco and John Mandurrigo answered questions concerning the guesthouse.

It was moved by Commissioner Diehl, seconded by Commissioner Vandever, and passed by the following vote to adopt the Mitigated Negative Declaration with Mitigation Monitoring Plan and approve the project with modifications to Conditions 16 and 16A.

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

9. CHISPA INC. (PLN040767)

Combined Development Permit consisting of: 1) a General Plan Amendment from industrial to high density residential/5-20 dwelling units per acre; 2) rezoning from "HI" Heavy Industrial to "HDR/6" High Density Residential, maximum 6 units per acre; 3) a Standard Subdivision of 33 residential lots including: construction of 28 single-family dwellings under the CHISPA "Self-Help Program," targeted toward low and very-low income families; five single-family homes targeted toward moderate-income families; 4) a Use Permit for the expansion of the San Lucas County Water District wastewater treatment plant. The project is located on the eastern edge of the community of San Lucas (Assessor's Parcel Numbers 231-011-006-000 & 231-039-002-000 and 420-101-049-000), northeast of the intersection of Highway 198 and Main Street, San Lucas, Central Salinas Valley Area.

Paula Bradley, Project Planner, made the staff presentation.

Marti Noel, Housing and Redevelopment, made a presentation.

It was moved by Commissioner Errea, seconded by Commissioner Brown, and passed by the following vote to recommend that the Board of Supervisors adopt the Mitigated Negative Declaration and Mitigated Monitoring Plan and approve the Combined Development Permit.

AYES: Errea, Brown, Isakson, Padilla, Vandever, Sanchez, Salazar, Diehl, Rochester, Wilmot

NOES: None
ABSENT: None

10. THE COMMONS AT ROGGE ROAD (PLN030065)

Combined Development Permit consisting of: 1) an Amendment to the General Plan land use designation from Medium Density Residential (two units per acre) and Farmlands, 40 acre minimum to High Density Residential (5-20 units per acre); 2) a zoning district reclassification from Medium Density Residential, two units per acre ("MDR/2") and Farmlands, 40 acre minimum ("F/40") to High Density Residential, 15 units per acre ("HDR/15"); 3) Standard Subdivision Vesting Tentative Map to divide two existing lots of record into 126 lots of varying size, consisting of 123 single-family residential lots; one apartment lot consisting of 48 attached units; one park parcel and one common area parcel for streets, driveways, public utilities and open space; and 4) a Use Permit for removal of one landmark oak tree, parking and an apartment building exceeding 10 units per acre. The property is located at the northeast corner of San Juan Grade Road and Rogge Road, Salinas area (Assessor's Parcel Number 211-012-002 and 211-012-040), Greater Salinas Area Plan.

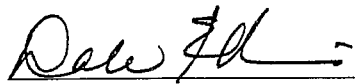
Staff recommended a continuance to March 8, 2006.

It was moved by Commissioner Diehl, seconded by Commissioner Salazar, and passed by the following vote to continue to March 8, 2006.

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

ADJOURNMENT: 4:55 p.m.

ATTEST



Dale Ellis, Secretary

DE:kb/ca