

FINAL
MONTEREY COUNTY PLANNING COMMISSION
MARCH 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, Nancy Isakson, Cosme Padilla (Chair), Martha Diehl, Keith Vandevere, Juan Sanchez, Aurelio Salazar, Don Rochester (Vice Chair)
Absent: John Wilmot

B. COMMENT PERIOD

PUBLIC: Ann Marie Tresh spoke to missing street signs.

COMMISSION: Diehl, Brown and Padilla spoke to the county's ordinance on covered parking and asked that it be put on a future agenda. Isakson thought the Commission should say the pledge of allegiance at each meeting. Several Commissioners asked about taking an oath of office. Rochester spoke to parking, key cards, laptops, and coffee.

DEPARTMENT REPORT: Secretary Pro Tem Lynne Mounday lead the Commission in the pledge of allegiance and he will research taking an oath of office.

C. APPROVAL OF MINUTES: NONE

D. DESIGNATE PLANNING COMMISSION VOTING MEMBER AND ALTERNATE TO THE MINOR SUBDIVISION COMMITTEE: Commissioner Vandevere volunteered

E SCHEDULED ITEMS

1. THE COMMONS @ ROGGE ROAD (PLN0300065)

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 (15 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 CONSISTIING 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

Laura Lawrence, Project Planner, presented the project.

Commissioners expressed traffic concerns. The level of service is “F”.

Jim Cook, Housing, responded to affordable housing questions from the Commission.

Don Chapin made a presentation. John Bridges, representative for Don Chapin, spoke to traffic, affordability, water and credits.

Public Comment: Ann Marie Tresch.

It was moved by Commissioner Rochester, seconded by Commissioner Isakson and passed by the following vote to recommend that the Board of Supervisors adopt the Mitigated Negative Declaration and approve the Combined Development Permit and amendments.

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

2. MONTEREY PENINSULA REGIONAL PARK (PLN050638)

COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL DEVELOPMENT PERMIT TO ALLOW A CHANGE IN USE FROM WATERSHED AND SCENIC CONSERVATION TO PUBLIC QUASI- PUBLIC TO PROVIDE INTERIM PUBLIC ACCESS TO DESIGNATED PARKLAND AREAS ALONG AN EXISTING ROADWAY NETWORK CONSISTENT WITH THE PALO CORONA INTERIM ACCESS MANAGEMENT PLAN; A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE INSTALLATION OF A 49 SQ. FT. PORTABLE CHEMICAL TOILET, AND A DESIGN APPROVAL TO ALLOW THE INSTALLATION OF INTERPRETIVE AND DIRECTIONAL SIGNAGE. THE PROPERTIES ARE LOCATED WITHIN THE 680-ACRE PALO CORONA REGIONAL PARK, STATE HIGHWAY 1 AND RIBERA ROAD, CARMEL (ASSESSOR'S PARCEL NUMBERS 243-101-006-000, 243-101-007-000, 243-081-005-000, 243-081-008-000 AND 157-121-001-000), CARMEL AREA, COASTAL ZONE.

Shandell Frank, Project Planner, presented the project.

Public Comment: Joe Donofrio; Tim Baldwin, representative for Ms. Fish; Tim Jensen

It was moved by Commissioner Diehl, seconded by Commissioner Isakson, and passed by the following vote to continue the project to April 12, 2006.

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

3. McBRIDE CONCETTA & GREGORY (PLN050384)

COMBINED DEVELOPMENT PERMIT CONSISTING OF AN ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 4,280 SQ. FT. ONE-STORY SINGLE FAMILY DWELLING WITH A 757 SQ. FT. ATTACHED GARAGE WITHIN A VISUALLY SENSITIVE DISTRICT AND A USE PERMIT TO

ALLOW DEVELOPMENT ON SLOPES IN EXCESS OF 30%. THE PROPERTY IS LOCATED AT 401 VIA DEL MILAGRO, MONTEREY (ASSESSORS PARCEL NUMBER 173-074-024-000), NORTH OF THE INTERSECTION OF ESTRELLA AVENUE AND VIA DEL MILAGRO, GREATER MONTEREY PENINSULA AREA.

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

Gregory McBride, applicant, agreed to the conditions.

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

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

4. FISHER DUKE (PLN050271)

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.

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

Scott Givens, applicant, agreed to the conditions.

It was moved by Commissioner Vandevere, seconded by Commissioner Diehl 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, Brown, Isakson, Padilla, Vandevere, Diehl, Sanchez, Salazar, Rochester
NOES: None
ABSENT: Wilmot

5. CASANOVA ALFRED & BERTHA TRS (PLN050360)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMITS FOR THE CONSTRUCTION OF A 2,932 SQUARE FOOT SINGLE FAMILY DWELLING WITH AN 1,200 SQUARE FOOT ATTACHED TWO-CAR GARAGE, A 1,200 SQUARE FOOT STORAGE BUILDING, REMOVAL OF 16 OAK TREES, INSTALLATION OF A WELL, AND GRADING (APPROX. 410 CUBIC YARDS CUT/410 CUBIC YARDS FILL); AND 2) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT (CENTRAL MARITIME CHAPARRAL AND SPINEFLOWER). THE PROPERTY IS LOCATED AT 7382 TIME VIEW WAY, SALINAS (ASSESSOR'S PARCEL NUMBERS 129-083-060-000 AND 129-083-061-000), PRUNEDALE AREA, NORTH COUNTY COASTAL ZONE.

Project Planner, Bob Schubert, requested a continuance to April 26, 2006.

It was moved by Vandevere, seconded by Errea and passed by the following vote to continue the project to April 26, 2006.

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

ADJOURNMENT: 2:05 p.m.

ATTEST

Lynne Mounday, Secretary Pro Tem

DE:kb/ca