

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
MARCH 29, 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, Keith Vandevere, Martha Diehl, Juan Sanchez, Aurelio Salazar, Don Rochester (Vice Chair), John Wilmot
Absent: Cosme Padilla (Chair),

Commissioner Rochester chaired the meeting in Commissioner Padilla's absence.

B. COMMENT PERIOD

PUBLIC: NONE

COMMISSION: Isakson thanked the Commission for saying the pledge of allegiance and asked that it be added to the agenda. Diehl requested that liaisons to the LUACs be agendized. Vandevere asked about the minutes for February 8, 2006.

DEPARTMENT REPORT: Alana Knaster gave an update on the General Plan.

C. APPROVAL OF MINUTES:

It was moved by Commissioner Salazar and seconded by Commissioner Errea to approve the minutes of the January 11, 2006 meeting including some spelling corrections.

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

It was moved by Commissioner Diehl and seconded by Commissioner Brown to approve the minutes of the February 22, 2006 meeting as corrected.

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

D. SCHEDULED ITEMS

1. RESERVATION ROAD ABANDONMENT (PD060218)

ADOPT THE FINDING THAT THE ABANDONMENT OF A PORTION OF THE RESERVATION ROAD RIGHT-OF-WAY IS NOT INCONSISTENT WITH THE GREATER MONTEREY PENINSULA AREA PLAN, A PART OF THE MONTEREY COUNTY GENERAL PLAN, AND RECOMMEND

ABANDONMENT TO THE BOARD OF SUPERVISORS, BASED UPON CEQA GUIDELINES CATEGORICAL EXEMPTION.

Mike Novo, East Garrison Project Manager, presented this item. Enrique Saavedra also spoke.

Chad Alinio, Public Works, presented this item to the Commission.

Public Comment: Anthony Lombardo, Robert Larson

Public Comment: Chris Villanueva

It was moved by Commissioner Diehl, seconded by Commissioner Isakson and passed by the following vote to recommend abandonment thereof to the Board of Supervisors.

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

NOES: None

ABSENT: Padilla

2. ALVAREZ SERGIO & MARGARET (PLN050686)

AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PLN010577) FOR THE DEMOLITION OF AN EXISTING SINGLE-FAMILY DWELLING AND THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING AND THREE-CAR GARAGE ON 30 PERCENT SLOPES, DESIGN APPROVAL AND A VARIANCE TO EXCEED THE 5,000 SQUARE FEET STRUCTURAL COVERAGE LIMIT FOR THE PESCADERO WATERSHED. THE AMENDMENT WOULD INCREASE THE SIZE OF THE APPROVED SPLIT-LEVEL SINGLE-FAMILY DWELLING FROM 7,824 SQUARE FEET TO 10,380 SQUARE FEET, THE AMOUNT OF GRADING FROM 750 CU. YDS. CUT/50 CU. YDS. FILL, TO 1,095 CU. YDS. CUT/832 CU. YDS. FILL, AND ALTER THE DEVELOPMENT ON SLOPES GREATER THAN 30 PERCENT. THE AMENDMENT WOULD ALSO INCREASE THE APPROVED VARIANCE BY INCREASING STRUCTURAL COVERAGE FROM 4,646 TO 5,624 SQUARE FEET, WHILE DECREASING IMPERVIOUS COVERAGE FROM 2,494 TO 1,059 SQUARE FEET. THE PROPERTY IS LOCATED AT 1488 BONIFACIO ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-341-027-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Jeff Bonekemper, Project Planner, presented the project.

Miriam Schakat, representative, agreed to the conditions.

It was moved by Commissioner Diehl, seconded by Commissioner Isakson, and passed by the following vote to approve the amendment to the previously approved Combined Development Permit.

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

NOES: None

ABSENT: Padilla

3. PETER PAN INVESTORS (PLN990376)

COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A NEW 3,851 SQ. FT. THREE-STORY SINGLE FAMILY RESIDENCE, 504 SQ. FT. DETACHED GARAGE, RETAINING WALLS (4 FT. IN HT.), SEPTIC SYSTEM, GRADING (APPROXIMATELY 610 CU. YDS. CUT/295 CU. YDS. FILL); A

COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF FOUR (4) PROTECTED TREES 36" AND 28" LANDMARK MONTEREY PINES AND 13" & 6" OAK TREES); AND A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT ON 30% SLOPE. THE PROPERTY IS LOCATED AT 226 PETER PAN ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 241-201-022-000) EAST OF HIGHWAY ONE, CARMEL HIGHLANDS AREA, COASTAL ZONE.

Liz Gonzales, Project Planner, presented the project and recommended adoption of a Mitigated Negative Declaration and approval of the Combined Development Permit.

The Commission expressed concerns with: drainage, septic system, lighting, and garage size.

Anthony Lombardo, representative, agreed with the lighting plan change and the conditions.

Public Comment: Debbie Lentz, Walter Halski, Suzette Sayles, McKenzie Patterson

It was moved by Commissioner Diehl, seconded by Commissioner Vandevere to continue this item to April 26, 2006 to allow time to prepare a resolution of intent to deny the project.

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

It was moved by Commissioner Isakson, seconded by Commissioner Errea, and passed by the following vote to continue this item to April 26, 2006 for additional time to research concerns expressed by the Commission.

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

4. PAROLA GARY & DEBRA LEE (PLN040695)

CONTINUED HEARING FROM FEBRUARY 22, 2006 ON AN APPEAL BY MEARS RANCH HOMEOWNER'S ASSOCIATION FROM THE DECISION OF THE ZONING ADMINISTRATOR TO THE PLANNING COMMISSION TO DENY AN 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, SALINAS (ASSESSOR'S PARCEL NUMBER 416-371-012-000), MEARS RANCH SUBDIVISION, FRONTING ON DEER CREEK ROAD, WEST OF CORRAL DE TIERRA ROAD, TORO AREA.

Anthony Lombardo, representative of Appellant, withdrew the appeal from the denial of this Administrative Permit.

5. EMERGENCY VEHICLE PARKING (PLN060011)

HEARING TO CONSIDER ORDINANCE ADDING SECTION 21.64.320 TO THE COUNTY CODE RELATING TO THE PARKING OF PRIVATE EMERGENCY VEHICLES AND COMMERCIAL VEHICLES ON PRIVATE PROPERTY.

Project Planner, Bob Schubert, presented the project and recommended the Board of Supervisors adopt the Negative Declaration and approve of Section 21.64.320 to the County Code.

It was moved by Vandevere, seconded by Salazar and passed by the following vote to continue this item to May 31, 2006.

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

F. DEPARTMENT REPORT – Alana Knaster briefed the Commission on the Draft General Plan.

ADJOURNMENT: 12:10 p.m.

ATTEST

Dale Ellis, Secretary

DE:kb/ca