

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
APRIL 12, 2006
MINUTES**

The Planning Commission met at 9:00 a.m. in the Board of Supervisors Chambers of the Monterey County Government Center, 168 West Alisal Street, Salinas, California.

A. ROLL CALL

Present: Miguel Errea, Jay Brown, Nancy Isakson, Aurelio Salazar, Keith Vandever, Cosme Padilla (Chair), Mike Novo (Acting Secretary), Juan Sanchez, Martha Diehl, Don Rochester (Vice-Chair), John Wilmot

Absent: Dale Ellis (Secretary)

B. COMMENT PERIOD

Public: NONE

Commission: Commissioner Diehl requested the reassignment of the Land Use Advisory Committees' Liaisons be placed on next agenda. Commissioner Brown requested the issue of the covered parking ordinance be placed on an agenda as soon as possible.

C. APPROVAL OF MINUTES: NONE

Moved to "E Other Matters:"

E. OTHER MATTERS

LUAC: Bradley-Parkfield, reappoint Bill Bartosh. Commissioner Brown moved to reappoint Mr. Bartosh to the committee, seconded by Commissioner Errea and passed by the following vote:

AYES: Miguel Errea, Jay Brown, Nancy Isakson, Aurelio Salazar, Keith Vandever, Cosme Padilla (Chair), Juan Sanchez, Martha Diehl, Don Rochester (Vice Chair), John Wilmot

NOES: None

ABSENT: None

LUAC: Cachagua, reappoint Charity Crane and Vern Olson. Commissioner Vandever moved to reappoint Charity Crane and Vern Olson to the committee. Commissioner Diehl question if Vern Olson was a reappointment or had he requested not to be reappointed.

Matter of Vern Olson's reappointment trailed. Commissioner Vandervere amends motion to reappoint Charity Crane, seconded by Commissioner Diehl and passed by the following vote:

AYES: Miguel Errea, Jay Brown, Nancy Isakson, Aurelio Salazar, Keith Vandevere, Cosme Padilla (Chair), Juan Sanchez, Martha Diehl, Don Rochester (Vice Chair), John Wilmot
NOES: None
ABSENT: None

LUAC: Carmel Unincorporated/Carmel Highlands, reappoint Donald F. L. Wald.

Commissioner Diehl moved to reappoint Don Wald to the Carmel Unincorporated/Carmel Highlands Land Use Advisory Committee, seconded by Commissioner Vandervere and passed by the following vote:

AYES: Miguel Errea, Jay Brown, Nancy Isakson, Aurelio Salazar, Keith Vandevere, Cosme Padilla (Chair), Juan Sanchez, Martha Diehl, Don Rochester (Vice Chair), John Wilmot
NOES: None
ABSENT: None

Moved on to F Department Report

F. DEPARTMENT REPORT: NONE

Break: 9:10
Reconvene: 9:19

D. SCHEDULED ITEMS

1. JOHN R DEA – PLN050577

Jody Lyons, Project Planner, presented the Use Permit to allow the removal of 23 oak trees to allow the placement of a 1,688 square foot manufactured home with an attached 768 square foot garage, pumped septic system and 700 cubic yards of grading (400 cubic yards cut and 300 cubic yards fill). The property is located at 7586 Langley Canyon Road, Salinas in the North County Non-Coastal Zone.

Staff recommended approval of the Use Permit.

Wendy Strimling, County Counsel, notes that the report should state “Approve the project based on the recommended Findings and Evidence and subject to the Recommended Conditions of Approval.

Clarification was needed from Water Resources Agency concerning the replacement of a condition of approval regarding drainage.

Break: 9:50 a.m.
Reconvene: 10:00 a.m.

Clarification was given to replace condition #13 by Water Resources Agency (Mike Logston - via telephone). John Hodges, Environmental Health, added and read standard conditions EH8 (Well Construction), EH11 (Septic System Design) and EH 13 (Drainage Plan) for the record.

Public Comment: John Dea, the applicant.

After discussion, it was moved by Commissioner Isakson to approve the application with the addition of EH8, 11 and 13, seconded by Commissioner Errea. Mr. Novo asked to make add to the motion to add the Water Resource Agency condition as well. Also with the recommendation to approve the project with the recommended findings and conditions.

AYES: Miguel Errea, Jay Brown, Nancy Isakson, Aurelio Salazar, Juan Sanchez, Don Rochester (Vice Chair), John Wilmot
NOES: Keith Vandever, Cosme Padilla (Chair), Martha Diehl
ABSENT: None

Counsel, Wendy Strimling, asked for point of clarification: Did the motion include changing the wording on the timing EH8 to prior to the issuance of a Grading Permit or Building Permit? Commissioner Isakson stated yes and Commissioner Errea concurred.

5 Minute Break

2. MONTEREY PENINSULA REGIONAL PARK – PLN050638

Mike Novo, Acting Secretary, with the request from the applicant that the Combined Development Permit consisting of a Coastal Development Permit to allow a change in sue 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 square foot 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, Carmel Area, Coastal Zone be continued to April 26, 2006 Planning Commission hearing.

Commissioner Errea moved to continue item to April 26, 2006 hearing, seconded by Commissioner Rochester and passed by the following vote:

AYES: Miguel Errea, Jay Brown, Nancy Isakson, Aurelio Salazar, Keith Vandever, Cosme Padilla (Chair), Juan Sanchez, Martha Diehl, Don Rochester (Vice Chair), John Wilmot
NOES: None
ABSENT: None

3. SEPTEMBER RANCH SUBDIVISION STUDY SESSION– PLN050001

Alana Knaster, Project Planner, presented the project.

Commissioner Isakson inquired about the review and the process regarding our review of the project because of a letter that was given asking that Subdivision Committee not review the project until the final EIR.

Ms. Knaster explained the process of how each committee will review the project.

Commissioner Diehl's concerns were about the conditions that will be discussed by the Board of Supervisors.

Counsel, Wendy Strimling, reiterated that this is only a Study Session not a public hearing. It will come back to the Commission as a noticed hearing, but this particular one is not.

Public Comments: Jim Morgans, Partner of September Ranch, the applicant. Scott Thompson, President, Homeowners' Association.

Enrique Saavedra, Public Works presented an overview of the project.

TRAILED ITEM – Vern Olson – Cachagua LUAC

After receiving letter of confirmation for Vern Olson requesting not to be reappointed, it was moved by Commissioner Vandervere to accept the resignation of Vern Olson, seconded by Commissioner Diehl.

After discussion, it was requested that the Vern Olson resignation be rescheduled to the April 26, 2006 hearing. Commissioner Vandervere withdrew the motion.

G. ADJOURNMENT: The meeting was adjourned at 12:20 p.m.

ATTEST

Mike Novo, Acting Secretary
DE/MN/ca