

FINAL
MONTEREY COUNTY PLANNING COMMISSION
APRIL 26, 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), Keith Vandevere, Martha Diehl, Aurelio Salazar, Don Rochester (Vice Chair), John Wilmot
Absent: Juan Sanchez

B. COMMENT PERIOD

PUBLIC: Mary Brewer, Carmel Highlands Homeowners' Association President, voiced concerns regarding netting of projects. Some netting has remained up for extended periods of time. The Commission asked that this be put on the May 31st agenda for discussion.

COMMISSION: Salazar asked about key cards (badges) for the Commissioners. There was also discussion regarding forming a Land Use Advisory Committee from the city area. This will be added to a future agenda for discussion.

DEPARTMENT REPORT:

C. APPROVAL OF MINUTES:

The minutes of the April 12, 2006 meeting were approved.

D. SCHEDULED ITEMS

1. TANGLEWOOD (GPZ050004)

AMENDMENT TO THE NORTH COUNTY COASTAL IMPLEMENTATION PLAN (LCP) TO CHANGE THE ZONING OF ASSESSOR'S PARCEL NUMBER 129-096-029-000 FROM LDR/B-7(CZ) TO LDR(CZ). THIS PROPERTY IS LOCATED AT 274 PARADISE ROAD, NEAR LAKE VIEW DRIVE, PRUNEDALE, IN THE NORTH COUNTY COASTAL ZONE.

Shandell Frank, Project Planner, presented this item.

There was discussion regarding traffic issues, B-6 Zoning, and water.

John Bridges, representative

It was moved by Commissioner Isakson, seconded by Commissioner Brown and passed by the following vote to recommend adoption of the Mitigated Negative Declaration and approval of the amendment to the Board of Supervisors.

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

2. KEEHN CHRISTOPHER B ET AL (PLN060102)

CONSIDER A 3-YEAR EXTENSION (PLN060102/KEEHN) TO A COMBINED DEVELOPMENT PERMIT (PLN000357/GAMBOA) APPROVED BY THE BOARD OF SUPERVISORS ON JULY 13, 2004. THE ORIGINAL PROJECT CONSISTS OF: A USE PERMIT TO ALLOW A QUASI-PUBLIC USE IN THE LOW DENSITY RESIDENTIAL ZONE INCLUDING SITE PLAN AND DESIGN REVIEW FOR DEVELOPMENT OF A 64-SUITE, 78-BED, ASSISTED CARE LIVING FACILITY CONSISTING OF A 3-BUILDING COMPLEX TOTALING 43,400 SQUARE FEET, 35 SPACE PARKING LOT INCLUDING 4 HANDICAP-ACCESSIBLE SPACES, BALANCED GRADING (3,000 CY CUT/3,000 CY FILL), ACCESS AND PARKING IMPROVEMENTS ACROSS A NEIGHBORING LOT (APN: 015-021-003-000) TO CARMEL RANCHO BOULEVARD, IMPROVEMENTS TO VAL VERDE DRIVE FOR EMERGENCY ACCESS TO CARMEL VALLEY ROAD, AN UNDERGROUND GRAYWATER AND CISTERN SYSTEM, AND ON-SITE WATER DETENTION PONDS; A USE PERMIT TO ALLOW DEVELOPMENT ON SLOPES EXCEEDING 30%; AND ALLOCATION OF 4.8 ACRE FEET OF WATER TO THE PROJECT. THIS IS A 4.5 ACRE, VACANT PARCEL LOCATED AT THE SOUTHWEST CORNER OF CARMEL VALLEY ROAD AND VAL VERDE DRIVE (PRIVATE ROAD), EAST OF CARMEL RANCHO BOULEVARD IN THE CARMEL VALLEY MASTER PLAN AREA (ASSESSOR'S PARCEL NUMBER: 015-021-036-000).

Carl Holm, Project Planner, presented the project.

Tony Lombardo, agent, spoke to extension.

It was moved by Commissioner Diehl, seconded by Commissioner Vandever, and passed by the following vote to adopt the Mitigated Negative Declaration and approve the 3 year extension request.

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

3. MONTEREY PENINSULA REGIONAL PARK (PLN050638)

CONTINUED FROM 3/8/06. 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.

Joe Donofrio, applicant's representative, agreed to the conditions.

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

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

4. PETER PAN INVESTORS (PLN990376)

CONTINUED FROM 3/29/06. 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.

Tom Moss, Water Resosurces Agency, deleted Condition #15. There was discussion on drainage.

Anthony Lombardo, representative, made a presentation and accepted the conditions.

Public Comment: Suzette Sells

It was moved by Commissioner Salazar, seconded by Commissioner Brown, and passed by the following vote to adopt the Mitigated Negative Declaration and approve the Combined Development Permit.

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

5. VILAFRANCA ANTHONY & PROVIDENCE (PLN020309)

COMBINED DEVELOPMENT PERMIT CONSISTING OF AN ADMINISTRATIVE PERMIT AND GENERAL DEVELOPMENT PLAN TO ALLOW FOR THE CONSTRUCTION OF A 12,080 SQUARE FOOT, SINGLE-STORY COMMERCIAL BUILDING CONTAINING A MAXIMUM OF FIVE (5) TENANT SPACES FOR USES SUCH AS: APPLIANCE REPAIR; AUTOMOTIVE REPAIR; WAREHOUSE; HEATING, AIR CONDITIONING, ELECTICAL SHOP; MANUFACTURING; LARGE ITEM RETAIL; RETAIL SALES (NOT TO EXCEED 25% OF THE FLOOR AREA); AND OTHER LIGHT INDUSTRIES OF A SIMILAR CHARACTER; 25 PARKING SPACES; INSTALLATION OF A SEPTIC SYSTEM AND GRADING (240 CU. YDS. CUT AND 240 CU. YDS. FILL). THE PROPERTY IS LOCATED AT 10041 REESE CIRCLE, SALINAS (ASSESSOR'S PARCEL NUMBER 125-022-025-000), SOUTH OF THE SAN MIGUEL CANYON AND EAST OF HIGHWAY 101, NORTH COUNTY NON-COASTAL AREA.

Bob Schubert, Project Planner, presented the Combined Development Permit.

Anthony Villafranca agreed to the conditions.

It was moved by Commissioner Rochester, seconded by Commissioner Brown, and passed by the following vote to adopt the Mitigated Negative Declaration and approve the Combined Development Permit.

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

6. CASANOVA ALFRED & BERTHA (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.

Bob Schubert, Project Planner, presented the Combined Development Project.

Alfred Casanova answered questions and agreed to the conditions.

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

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

7. SALA DENA (PLN040458)

CONTINUED FROM 9/28/05. APPEAL OF AN ADMINISTRATIVE DECISION BY THE PLANNING DIRECTOR CONTAINED IN A LETTER DATED JANUARY 2, 2003 DETERMINING THAT "THE OPERATION OF A COMMERCIAL FRUIT STAND AT 63 MONTEREY-SALINAS HIGHWAY [APN 207-112-013-000] IS NOT LISTED AS AN ALLOWED USE UNDER CHAPTER 21.30 OF TITLE 21 (REGULATIONS FOR FARMLAND "F" ZONING DISTRICTS) AND THERE IS NO PERMIT WHICH CAN BE OBTAINED FOR THIS USE." TO THE PLANNING COMMISSION OF MONTEREY COUNTY PURSUANT TO TITLE 21 SECTION 21.82.030, APPEAL AUTHORITY FOR ADMINISTRATIVE DECISIONS.

Lynne Mounday, Project Planner, recommended that this matter be tabled pending adoption of the Monterey County General Plan. A request for continuance has also been received from Aaron Johnson, representative on the project.

Public Comment: Tina Trujello, Dena Sala, Johnson Monciejo

It was moved by Commissioner Vandevere, seconded by Commissioner Errea, and passed by the following vote to continue this item to the last meeting in April of 2007.

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

E. OTHER MATTERS

Cachagua LUAC:

It was moved by Commissioner Vandevere, seconded by Commissioner Diehl and passed by the following vote to accept the resignation of **Vern Olson**.

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

Bradley/Parkfield LUAC:

It was moved by Commissioner Brown, seconded by Commissioner Errea and passed by the following vote to accept the resignation of **Jack Varian**.

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

Del Monte Forest LUAC:

It was moved by Commissioner Diehl, seconded by Commissioner Salazar and passed by the following vote to reappoint Nancy Phillips.

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

Toro LUAC:

It was moved by Commissioner Vandevere, seconded by Commissioner Rochester and passed by the following vote to reappoint Richard Hughett.

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

F. DEPARTMENT REPORT – Dale Ellis, Secretary to the Commission, stated that Thom McCue has left the Department and is now working for LAFCO; Lynne Mounday will be retiring at the end of June; and Patrick Treffry, Environmental Health, will be covering the Planning Commission meetings on a rotation basis. The Board of Supervisors has approved the mechanics for a reorganization of the Planning and Building Inspection Department: **Alana Knaster** has been appointed as the RMA Deputy Director; **Mike Novo**, AICP, has been appointed as Interim Director of Planning; and **Dale Ellis**, AICP, has been appointed as Interim Director of Building Services. Mr. Ellis has been to Butte County and spoken to them about the General Plan process.

ADJOURNMENT: 12:22 p.m.

ATTEST

Dale Ellis, Secretary

DE:kb/ca