

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
MAY 31, 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 Vandever, Martha Diehl, Juan Sanchez, Don Rochester (Vice Chair), John Wilmot
Absent: Aurelio Salazar

B. COMMENT PERIOD

PUBLIC: NONE

COMMISSIONERS: Errea - Bradley-Parkfield LUAC: asked that Pierre Camsuzou name for reappointment on next agenda. Isakson referred to Oath of Office update. Mr. Novo handed out the Oath of Office to the Commissioners and requested that the Commissioners sign the Oath and return them back to the Department.

C. APPROVAL OF MINUTES:

The minutes for the special meeting of April 19, 2006 were approved.

E. OTHER MATTERS

It was moved by Commissioner Errea, seconded by Commissioner Sanchez and passed by the following vote to accept the resignation of Margot Nunes from the Toro Land Use Advisory Committee.

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

F. DEPARTMENT REPORT

The oath of office was distributed to Commissioners. Mike Novo provided the Department Report.

BREAK 9:10 a.m.

RECONVENE 9:15 a.m.

D. SCHEDULED ITEMS

1. ROCKY POINT RESTAURANT LLC (PLN030313)

CONTINUED FROM 5/10/06. COMBINED DEVELOPMENT PERMIT CONSISTING OF: COASTAL DEVELOPMENT PERMIT TO ALLOW THE INSTALLATION OF FOUR (4) NEW 51-INCH TELECOMMUNICATION ANTENNAS ATTACHED TO AN EXISTING 35-FOOT UTILITY POLE, AN EQUIPMENT HOUSING ENCLOSURE MEASURING APPROXIMATELY 20-FOOT BY 9-FOOT INCLUDING THREE CABINETS, A 4-FOOT TALL RETAINING WALL, TRENCHING; COASTAL

DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN THE CRITICAL VIEWSHED, COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT ON SLOPES OF 30% OR GREATER, AND DESIGN APPROVAL. THE PROJECT IS LOCATED ON AND UNDEVELOPED PARCEL (ASSESSOR'S PARCEL NUMBER 243-262-003-000) AND THE ROCKY POINT RESTAURANT (ASSESSOR'S PARCEL NUMBER 243-262-004-000), APPROXIMATELY 10 MILES SOUTH OF CARMEL ON HIGHWAY 1, ROCKY POINT, BIG SUR COASTAL ZONE.

Carl Holm, Project Planner, presented this item. Commissioners had concerns related to visibility and violations.

Public Comment: Monroe Cochran, representative for the telecommunication company applicant

Item trailed to end of the agenda to allow time to draft changes and corrections.

2. MONTEREY PENINSULA REGIONAL PARK (PLN030427)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: A COASTAL DEVELOPMENT PERMIT AND GENERAL DEVELOPMENT PLAN FOR PHASED DEVELOPMENT OF PARK FACILITIES INCLUDING USING THREE EXISTING STRUCTURES FOR PARK USES (RANGER OFFICE, STORAGE), DEMOLISHING TWO EXISTING UNPERMITTED STRUCTURES, ESTABLISHING A NEW TRAILHEAD FOR AN EXISTING TRAIL, SIGN PROGRAM, ON-STREET PARKING PLUS OFF-STREET FUTURE PARKING, FENCING AND SEPTIC SYSTEM; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED ON PALO COLORADO CANYON ROAD (ASSESSOR'S PARCEL NUMBER 418-141-009-000, 418-141-011-000, 418-141-012-000 & 418-011-073-000), BIG SUR AREA, COASTAL ZONE.

Commissioner Diehl recused herself from this item and vacated the Board chambers.

Paul Mugan, Senior Planner, presented this item.

Patrick Treffry, Environmental Health, added and read condition EH11 into the record.

Public Comment: Joe Donofrio, manager; Tim Jensen relayed that a septic permit has been obtained and agreed to the conditions; Norm Channell, Cheryl Goetz

Environmental Health rescinded EH11 condition.

Commissioner Vandevere moved to approve the Combined Development Permit, Commissioner Sanchez seconded the motion, and passed by the following vote.

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

3. SAMMUT CHARLIE (PLN040706)

USE PERMIT TO ALLOW CONTINUED USE OF THE PROPERTY (VISION QUEST WILD ANIMAL FARM) WITH THE FOLLOWING USES: ZOOLOGICAL GARDEN, BED & BREAKFAST FACILITIES, COMMERCIAL KENNEL, PUBLIC STABLE & ASSEMBLAGES OF PEOPLE; AND DESIGN APPROVAL FOR THREE BUTLER STYLE METAL BUILDINGS OF 4,800, 4,800 AND 1,600 SQ. FT.,

RESPECTIVELY; AND 12 SAFARI STYLE TENTS. THE PROPERTY IS LOCATED AT 400 RIVER ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 139-085-013-000), TORO AREA.

Commissioner Diehl returned to the Board chambers and the dais.

Paul Muga, Project Planner, presented the project.

Charlie Sammut, applicant. He agreed to the conditions.

Some of the evidence included in finding #1 was discussed by the Commission.

It was moved by Commissioner Vandevere, seconded by Commissioner Errea and passed by the following vote to trail this item to the end of the agenda to allow time for the Planner to make changes and corrections to finding #1.

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

4. HATFIELD DEAN C JR/KAROLYN I (PLN060225)

USE PERMIT TO ALLOW THE CONTINUED OPERATION, FOR THREE YEARS, OF AN ESTABLISHED COTTAGE INDUSTRY (MICRO-BREWERY) FOR THE PROCESSING AND MAKING OF BEER IN A 130 SQUARE FOOT PORTION OF AN EXISTING APPROXIMATELY 1,800 SQUARE FOOT BARN. THE MICRO BREWERY WOULD PRODUCE BETWEEN 1,000 AND 4,800 GALLONS OF BEER PER YEAR (20-100 GALLONS PER WEEK). THE PROPERTY, A 44-ACRE PARCEL, IS LOCATED AT 66 EAST CARMEL VALLEY ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 197-021-005-000), NORTH OF CARMEL VALLEY ROAD, EAST OF CARMEL VALLEY VILLAGE, CARMEL VALLEY MASTER PLAN AREA.

Commissioner Errea moved to continue this item to June 14, 2006 because applicant failed to properly post notices; seconded by Commissioner Isakson and passed by the following vote.

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

5. BOLSA KNOLLS WATER COMPANY (PLN060180)

AMENDMENT TO THE "TRACT NO. 498, PLEASANT VIEW SUBDIVISION" MAP (RECORDED ON OCTOBER 14, 1965 IN VOLUME 8 OF MAPS, "CITIES AND TOWNS," PG 66) TO REMOVE THE "WELL LOT" DESIGNATION FROM LOT 7, BLOCK 3; AND TO ALLOW RESIDENTIAL DEVELOPMENT ON THIS LOT. THE PROPERTY IS LOCATED ON JADE DRIVE, SALINAS (ASSESSOR'S PARCEL NUMBER 211-213-007-000), BOLSA KNOLLS AREA, GREATER SALINAS AREA PLAN.

Luis Osorio, Project Planner, presented the project. New findings/evidence were read for the record.

Tim Baldwin, applicant, gave a history of the well lot.

Commissioner Errea moved to approve as amended, seconded by Commissioner Wilmot and passed by the following vote.

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

6. EMERGENCY VEHICLE PARKING (PLN060011)

CONTINUED FROM 3/29/06. ORDINANCE ADDING SECTION 21.64.320 TO THE COUNTY CODE RELATING TO THE PARKING OF COMMERCIAL VEHICLES AND EMERGENCY VEHICLES ON PRIVATE RESIDENTIAL PROPERTY.

Bob Schubert presented the item.

Public Comment: Bill Daniels, Rod McMahan, Paula Lotz

Commissioners discussed whether the ordinance is needed and, if yes, comment was made that the perceived problem cannot be solved unless the issue is clearly defined.

It was moved by Commissioner Errea, seconded by Commissioner Vandever, and passed by the following vote to recommend to the Board of Supervisors against adoption of the Ordinance because of 1) a lack of need for the Ordinance or 2) a need to provide clearer direction to staff as to the problem to be solved. Staff was directed to prepare a written resolution.

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

1. ROCKY POINT RESTAURANT LLC (PLN030313) (trailed item)

Monroe Cochran, representative for telecommunication applicant, testified concerning applicant's agreement with regard to Rocky Point Restaurant's existing violations.

After discussion, it was moved by Commissioner Brown seconded by Commissioner Diehl and passed by the following vote to approve the Combined Development Permit with changes and corrections as discussed.

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

3. SAMMUT CHARLIE (PLN040706) (trailed item)

Paul Mugan, Project Planner, returned with suggested changes and corrections made to finding #1.

After discussion, it was moved by Commissioner Diehl, seconded by Commissioner Rochester and passed by the following vote to approve the Use Permit including changes and corrections.

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

7. PROCESS FOR GENERAL PLAN

Carl Holm, Project Planner proposed a process for Commission's consideration of the Draft General Plan, including workshops, hearings, and special dates.

Public Comment: Bob Perkins, Monterey County Farm Bureau

ADJOURNMENT 2:51 p.m.

ATTEST

Mike Novo, Secretary

MN:ca/kb