

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
JUNE 28, 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, Juan Sanchez, Aurelio Salazar
Absent: Don Rochester (Vice Chair), John Wilmot

B. COMMENT PERIOD

PUBLIC: NONE

COMMISSION: Commissioner Diehl had September Ranch flagging and reported that the Planning Commission Secretary was going to investigate and report the results..

C. APPROVAL OF MINUTES: NONE

F. DEPARTMENT REPORT

Dale Ellis introduced Maria Garcia who is training to cover for Carol Allen when she is out. Congratulations to Commissioners Sanchez and Salazar for their reappointments. He also relayed that Jeff Main has been appointed as Interim Assistant Director of Planning.

E. OTHER MATTERS

A request for reappointment to the Cachagua Land Use Advisory Committee was received from Edie Curry.

It was moved by Commissioner Vandevere, seconded by Commissioner Diehl and passed by the following vote to reappoint Edie Curry to the Cachagua LUAC.

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

D. SCHEDULED ITEMS

1. CHOOIJIAN CHERIE (PLN050619)

COMBINED DEVELOPMENT PERMIT TO INCLUDE: 1) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT ON SLOPE IN EXCESS OF 30%; 2) COASTAL ADMINISTRATIVE PERMIT TO REMOVE A 14-INCH OAK TREE; MODIFY PARKING STANDARDS TO ALLOW PARKING WITHIN FRONT SETBACK AND TO ALLOW NO COVERED PARKING; AND 3) DESIGN APPROVAL FOR 240 SQUARE FOOT BEDROOM ADDITION (UNDER EXISTING HOUSE), 136 SQUARE FOOT STAIRWELL ADDITION, 179 CU. YDS. OF GRADING FOR A NEW RETAINING WALL, 326 SQ. FT.

OF DECK AND 440 SQ. FT. DRIVEWAY. THE PROPERTY IS LOCATED AT 24936 LINCOLN STREET, CARMEL (ASSESSOR'S PARCEL NUMBER 009-122-023-000), COASTAL ZONE.

Planners Jacqueline Onciano and Laura Lawrence presented this project to the Commission. Several modifications to conditions were read into the record.

Richard Murray, representative, agreed to the conditions.

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Errea and passed by the following vote to trail this item to after Item #4

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

2. WHISLER FAMILY TRUST ET (PLN040502)

COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL DEVELOPMENT PERMIT FOR IMPROVEMENTS AND MODIFICATIONS TO AN EXISTING ROAD OF APPROXIMATELY 1.5 MILES IN LENGTH WITHIN 100 FEET OF RIPARIAN ESHA, INCLUDING GRADING OF 690 CUBIC YARDS OF FILL; A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT ON SLOPES OF 30% OR GREATER; A COASTAL DEVELOPMENT PERMIT FOR TREE REMOVAL (25 TREES: 7 OF WHICH ARE IN EXCESS OF 12 INCHES, INCLUDING ONE LANDMARK WESTERN SYCAMORE WHICH IS 27 INCHES DIAMETER AT BREAST HEIGHT); A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE; AND DESIGN APPROVAL. THE ROAD IS ACCESSED THROUGH A GATE EAST OF HIGHWAY 1, ACROSS FROM MONASTERY BEACH, APPROXIMATELY 1.5 MILES SOUTH OF THE CARMEL RIVER, (ASSESSOR'S PARCEL NUMBERS 243-112-006-000, 416-011-002-000, 416-011-003-000, AND 416-011-014-000, AND 243-091-001-000), CARMEL LAND USE AREA, COASTAL ZONE.

Stephanie Strelow, consultant to Planning and Building Inspection Department, presented this item.

Jeff Main read a Water Resosurces Agency condition into the record.

Aengus Jeffers, representative for applicant, spoke about the requirements of the fire conditions.

PUBLIC COMMENT: None

It was moved by Commissioner Diehl, seconded by Commissioner Isakson and passed by the following vote to trail this item to correct discrepancies in the conditions and other corrections.

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

3. LEPLUS FRANCIS ET AL (PLN050115)

CONTINUED FROM 6/28/06. AMENDMENT TO CONDITION #13D OF BOARD RESOLUTION NO. 02-206 FOR A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PLN980305).

CONDITION 13D SPECIFIED THAT THE DRIVEWAY OFF OF PASO HONDO ROAD WOULD BE DESIGNATED FOR EMERGENCY VEHICLE ACCESS/EGRESS ONLY. THE PROPOSED AMENDMENT WOULD ALLOW THE PASO HONDO DRIVEWAY TO BE USED AS AN ENTRANCE FOR LARGE DELIVERY TRUCKS IN ADDITION TO THE CURRENTLY ALLOWED EMERGENCY VEHICLES, FOR 50-60 DELIVERIES PER YEAR. THE PROJECT IS LOCATED AT 4 EAST CARMEL VALLEY ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 189-291-005-000) CARMEL VALLEY MASTER PLAN AREA.

Paula Bradley, Planner, presented this project.

Paul Davis, representative, answered questions.

After discussion, it was moved by Commissioner Diehl, seconded by Commissioner Salazar and passed by the following vote to continue this item to July 26, 2006 to ensure a clear notice.

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

4. ARROYO SECO QUARRY (PLN060389)

CONTINUED FROM 6/28/06. AMENDMENT TO A PREVIOUSLY APPROVED USE PERMIT (PC95004) TO COMPLY WITH CONDITION NO. 112 OF A COMBINED DEVELOPMENT PERMIT (PLN010290 AND PLN010291). PC95004 INCLUDED A USE PERMIT TO ALLOW THE ESTABLISHMENT AND OPERATION OF AN ASPHALT CONCRETE (A/C) BATCH PLANT IN AN THE EXISTING ARROYO SECO QUARRY. PC95004 INCLUDED AN APRIL 12, 2006 TERMINATION DATE FOR THE A/C PLANT. APPROVAL OF THIS USE PERMIT WILL ALLOW A TERMINATION DATE OF 4/30/06. THE PROJECT IS LOCATED WEST OF GREENFIELD, ON A PORTION OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 6 EAST, ARROYO SECO AREA, FRONTING ON AND SOUTHERLY OF ARROYO SECO ROAD, 45135 ARROYO SECO ROAD, GREENFIELD (ASSESSOR'S PARCEL NUMBER 419-101-066-000), CENTRAL SALINAS VALLEY AREA.

It was moved by Commissioner Errea, seconded by Commissioner Salazar and passed by the following vote to continue this item to July 12, 2006 to correct an error in the notice.

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

1. CHOOLJIAN CHERIE (PLN050619) (trailed item)

Laura Lawrence presented changes worked out with the applicant's representative.

It was moved by Commissioner Vandevere, seconded by Commissioner Isakson and passed by the following vote to approve staff's recommendation.

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

5. APPOINT LAND USE ADVISORY COMMITTEE LIAISONS

Carl Holm presented this item.

Public Comment: Marjorie Kay, North County Coastal Land Use Advisory Committee

Land Use Advisory Committee	Liaison (Primary/Secondary)
Big Sur LUAC	Diehl/Vandevere
South Coast LUAC	Diehl/Vandevere
South County LUAC	Brown/Errea
Cachagua LUAC	Vandevere/Diehl
Carmel Highlands LUAC	Diehl/Vandevere
Carmel Valley LUAC	Vandevere/Diehl
Chualar Canyon LUAC	Brown/Errea
Del Monte Forest LUAC	Diehl/Vandevere
Greater Monterey Peninsula LUAC	Vandevere/Isakson
North County (Coastal) LUAC	Padilla/Sanchez
North County (Non-Coastal) LUAC	Rochester/Salazar
Spreckels Neighborhood Design Review Committee	Isakson/Brown
Toro LUAC	Isakson/Wilmot

PUBLIC COMMENT: Margie Kay

It was moved by Commissioner Diehl, seconded by Commissioner Errea and passed by the following vote to adopt the assignments discussed and set meetings as proposed by staff.

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

6. CONSIDER SCHEDULE AND PROCESS FOR GENERAL PLAN HEARINGS

Carl Holm presented this item and presented options.

Public Comment: Janet Brennan, Carmel Valley Land Watch; Brian Finegan, Laurence Hawkins

It was moved by Commissioner Sanchez, seconded by Commissioner Errea and passed by the following vote to follow the format outlined in Option B, to set July 19 to conduct the first hearing for an informational overview, hold a minimum of four (4) workshops and a minimum of one (1) public hearing with the opportunity to add more workshops/public hearings, and to further discuss format and other hearing dates.

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

Dale Ellis retired and Lynne Mounday stepped in. Commissioner Wilmot arrived.

2. WHISLER FAMILY TRUST ET (PLN040502) (Trailed item)

Jeff Main presented the changes to findings and conditions.. An indemnification condition was also added.

Angus Jeffers, agent, agreed to all the conditions.

It was moved by Commissioner Diehl, seconded by Commissioner Errea and passed by the following vote to approve the Combined Development Permit with the revised findings and conditions.

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

ADJOURNMENT: 1:09 p.m.

ATTEST

Dale Ellis, Secretary Pro Tem

DE:kb/ca