

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
JULY 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.

Commissioner Isakson led the Commission in the pledge of allegiance.

A. ROLL CALL

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

B. COMMENT PERIOD

PUBLIC: None

COMMISSION: Discussion between Commissioners Diehl, Sanchez and Errea regarding application of conflict of interest rules as they relate to commissioners' recommendations on the General Plan. County Counsel offered to provide a memorandum regarding this issue.

C. APPROVAL OF MINUTES: March 29, May 31, June 28, and July 12, 2006

The minutes were continued to August 9, 2006.

D. SCHEDULED ITEMS

1. BJ-CR INC/PAJARO VALLEY GOLF (PLN060232)

CONTINUED FROM 6/14/06. CONSIDER AN APPEAL OF AN ADMINISTRATIVE INTERPRETATION REGARDING THE APPLICATION COMPLETION DATE FOR THE PAJARO VALLEY GOLF COURSE PROJECT (PLN980571) IN ACCORDANCE WITH SECTION 20.88 OF MONTEREY COUNTY CODE..

Commissioner Diehl relayed that she was not present at the previous hearing on this item but she has read the staff report and has listened to the tape of the previous hearing.

Carl Holm, Planning Department Project Planner, presented the project.

Applicant, Myron Etienne, disagreed with the language in the Finding 2 response.

It was moved by Commissioner Isakson, seconded by Commissioner Brown and passed by the following vote to accept staff's recommendation with changes suggested by the applicant, but retaining the word "unique."

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

2. CHISPA, INC. (PLN0060450)

AMEND COMBINED DEVELOPMENT PERMIT (PLN040767 CHISPA) FOR THE VALLEY VIEW AFFORDABLE HOUSING SUBDIVISION. THE AMENDMENT (CHISPA PLN060450) WILL REVISE TWO CONDITIONS OF APPROVAL TO CHANGE THE AFFORDABILITY RESTRICTIONS TO BE CONSISTENT FOR ALL 33 UNITS WITHIN THE PROJECT, TO HAVE A 30-YEAR DEED RESTRICTION INSTEAD OF PERMANENT DEED RESTRICTION. THE PROJECT IS LOCATED ON THE EASTERN EDGE OF THE COMMUNITY OF SAN LUCAS NORTHEAST OF THE INTERSECTION OF HIGHWAY 198 AND MAIN STREET, SAN LUCAS (ASSESSOR'S PARCEL NUMBER(S): 231-011-006-000 & 231-039-002-000) CENTRAL SALINAS VALLEY AREA.

Paula Bradley, Planning Department Project Planner, presented the project.

Marti Noel, Housing and Redevelopment, discussed the project and clarifications.

Public Comment: Applicant Gabriel Torres; Tom Carvey.

After discussion, it was moved by Commissioner Brown, seconded by Commissioner Isakson and passed by the following vote to continue this item to August 9, 2006.

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

3. LEPLUS FRANCIS ET AL (PLN050115)

CONTINUED FROM JUNE 28, 2006. 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, Planning Department Project Planner, presented the project.

Paul Davis, representative, agreed to all of the conditions.

It was moved by Commissioner Vandevere, seconded by Commissioner Diehl and passed by the following vote to approve the amendment with a change to condition 5 relating to timing.

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

4. KEIG DANIEL J (PLN040023)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE CONSTRUCTION OF A 2,784 SQ. FT. TWO-STORY SINGLE

FAMILY RESIDENCE WITH A 1,632 SQ. FT. ATTACHED GARAGE/BASEMENT, DRIVEWAY, SEPTIC SYSTEM AND GRADING (1,500 CU. YDS. CUT/FILL); 2) A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT ON SLOPES GREATER THAN 30%; AND 3) A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT. THE PROPERTY IS LOCATED AT 120 CREST ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 241-221-005-000), CARMEL HIGHLANDS AREA, COASTAL ZONE.

Mike Novo explained that the applicant has requested a continuance of this item.

Jeff Bonekemper, Planning Department Project Planner, requested a continuance to August 30, 2006.

It was moved by Commissioner Diehl, seconded by Commissioner Errea, and passed by the following vote to continue the project to August 30, 2006.

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

5. JIMENEZ JIMMY M & DIANA M (PLN060085)

CONTINUED FROM 7/12/06. COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A USE PERMIT TO ALLOW CONSTRUCTION OF A 1,040 SQ. FT. SECOND DWELLING UNIT IN THE HDR/* Z HIGH DENSITY RESIDENTIAL AND IMPROVEMENT ZONING DISTRICTS (EXCEEDING 10 DWELLING UNITS/ACRE GROSS PER SECTION 21.10.050A.); AND 2) AN ADMINISTRATIVE PERMIT TO ALLOW PORTIONS OF REQUIRED PARKING IN THE FRONT SETBACK (PER SECTION 21.58.050E.). THE PROPERTY IS LOCATED AT 11200 SANCHEZ STREET, CASTROVILLE (ASSESSOR'S PARCEL NUMBER 030-075-010-000), NORTH COUNTY NON-COASTAL AREA.

This item was pulled from the agenda and will be decided administratively.

6. SEPTEMBER RANCH PARTNERS (PLN050001)

COMBINED DEVELOPMENT PERMIT (SEPTEMBER RANCH PARTNERS PC95062/PLN050001) CONSISTING OF:

- 1) A REVISED PRELIMINARY PROJECT REVIEW MAP & VESTING TENTATIVE MAP FOR THE SUBDIVISION OF 891 ACRES INTO 94 MARKET-RATE RESIDENTIAL LOTS AND 15 INCLUSIONARY HOUSING LOTS FOR A TOTAL OF 109 RESIDENTIAL LOTS; A 20.2-ACRE LOT (LOT 101) FOR THE EXISTING EQUESTRIAN FACILITY & FARM HOUSE; 472 ACRES OF COMMON OPEN SPACE (PARCELS A,C & D); 319 ACRES OF PRIVATE OPEN SPACE (SCENIC EASEMENT) ON EACH RESIDENTIAL LOT OUTSIDE OF THE BUILDING ENVELOPE; A SEWAGE COLLECTION AND WASTEWATER TREATMENT SYSTEM ON A 7-ACRE PARCEL (PARCEL B) OR ANNEXATION TO THE CARMEL AREA WASTEWATER DISTRICT FOR PUBLIC SEWAGE DISPOSAL; SEPARATE WATER SYSTEMS WITH TWO WELLS, ONE BACKUP WELL, BOOSTER PUMPS AND PIPING FOR DISTRIBUTION OF POTABLE WATER; AND WATER TANKS FOR FIRE SUPPRESSION;
- 2) A USE PERMIT FOR THE PUBLIC/COMMERCIAL USE OF THE EQUESTRIAN CENTER & STABLES;

3) A USE PERMIT FOR REMOVAL OF A MAXIMUM OF 3,582 TREES, INCLUDING 2,692 MONTEREY PINES AND 890 COAST LIVE OAKS, FOR SUBDIVISION INFRASTRUCTURE IMPROVEMENTS AND MAXIMUM POTENTIAL REMOVAL WITHIN EACH BUILDING ENVELOPE;

4) A USE PERMIT FOR APPROXIMATELY 100,000 CUBIC YARDS OF GRADING IN AN "S" (SITE PLAN REVIEW) OVERLAY ZONING DISTRICT FOR SUBDIVISION INFRASTRUCTURE IMPROVEMENTS;

5) A USE PERMIT FOR DEVELOPMENT ON SLOPES 30 PERCENT OR MORE FOR SUBDIVISION INFRASTRUCTURE AND IMPROVEMENTS; AND

6) AN ADMINISTRATIVE PERMIT FOR A TRACT SALES OFFICE, SECURITY GATEHOUSE & GATE.

STAFF WILL RECOMMEND THAT THE PLANNING COMMISSION CONSIDER A PROJECT ALTERNATIVE IDENTIFIED IN THE REVISED DRAFT ENVIRONMENTAL IMPACT REPORT (RDEIR) FOR THE SEPTEMBER RANCH PROJECT KNOWN AS THE "73/22 ALTERNATIVE" AND MAKE A RECOMMENDATION TO THE MONTEREY COUNTY BOARD OF SUPERVISORS REGARDING THE RDEIR AND THE ADEQUACY OF THE FINDINGS, EVIDENCE, CONDITIONS AND MITIGATIONS FOR THE PROJECT ALTERNATIVE WHICH WOULD RESULT IN A TOTAL OF 95 RESIDENTIAL LOTS (OR UNITS) WITH A NET REDUCTION OF 14 LOTS. THIS ALTERNATIVE CONSISTS OF:

1) A REVISED PRELIMINARY PROJECT REVIEW MAP & VESTING TENTATIVE MAP FOR THE: A) SUBDIVISION OF 891 ACRES INTO 73 MARKET-RATE RESIDENTIAL LOTS AND 22 INCLUSIONARY HOUSING LOTS FOR A TOTAL OF 95 RESIDENTIAL LOTS; A 20.2 ACRE EXISTING EQUESTRIAN FACILITY AND ACCESSORY STRUCTURES RELATED TO THAT USE (LOT 101); 536.4 ACRES OF COMMON OPEN SPACE (PARCELS A, C & D); 273.6 ACRES OF PRIVATE OPEN SPACE (SCENIC EASEMENT) ON EACH LOT OUTSIDE OF THE BUILDING ENVELOPE; 6.9 ACRES OF OPEN SPACE RESERVED FOR FUTURE PUBLIC FACILITIES (PARCEL B); ANNEXATION TO THE CARMEL AREA WASTEWATER DISTRICT FOR SEWAGE DISPOSAL;

2) A USE PERMIT FOR THE PUBLIC/COMMERCIAL USE OF THE EQUESTRIAN CENTER & STABLES FOR A MAXIMUM OF 50 HORSES AND A MAXIMUM WATER USE OF 3.0 ACRE-FEET PER YEAR;

3) A USE PERMIT FOR AN ON-SITE WATER SYSTEM INCLUDING NEW WELLS, BACKUP WELL(S), BOOSTER PUMPS, WATER TANKS AND PIPING FOR FIRE SUPPRESSION AND RESIDENTS OF THE SUBDIVISION;

4) A USE PERMIT FOR REMOVAL OF A MAXIMUM OF 768 PROTECTED COAST LIVE OAKS;

5) AN ADMINISTRATIVE PERMIT FOR UP TO 100,000 CUBIC YARDS OF GRADING IN AN "S" (SITE PLAN REVIEW) OVERLAY ZONING DISTRICT FOR SUBDIVISION INFRASTRUCTURE AND IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, DEVELOPMENT OF ROADS, WATER TANKS, WATER SYSTEM, AND DRAINAGE DETENTION AREAS;

6) A USE PERMIT TO ALLOW DEVELOPMENT ON SLOPES GREATER THAN 30 PERCENT FOR INCLUSIONARY HOUSING ON LOTS 5 THROUGH 11, SUBDIVISION INFRASTRUCTURE AND SUBDIVISION IMPROVEMENTS; AND

7) AN ADMINISTRATIVE PERMIT FOR INCLUSIONARY HOUSING, EQUESTRIAN CENTER CARETAKER UNIT/PUBLIC OFFICE, A TRACT SALES OFFICE AND A SECURITY GATEHOUSE.

THE PROPERTY IS LOCATED APPROXIMATELY 2.5 MILES EAST OF HIGHWAY 1 ON THE NORTH SIDE OF CARMEL VALLEY ROAD, BETWEEN CANADA WAY AND VALLEY GREENS DRIVE, MID-CARMEL VALLEY AREA (ASSESSOR'S PARCEL NUMBERS: 015-171-010-000; 015-171-012-000; 015-361-013-000; 015-361-014-000).

Alana Knaster, Resource Management Agency, and Laura Lawrence, Planning Department, presented this item and recommended that the Planning Commission begin the hearing and continue the hearing, open, to August 9, 2007.

Jason Brandman, Environmental Impact Report project manager from Michael Brandman Associates, discussed the biological and historical resources of the project. Enrique Saavedra, Public Works Department and Les Chau, consultant hydrogeologist, discussed traffic and groundwater, respectively.

Tony Lombardo, applicant's representative, said applicant supports the recommendation for a continuance. Applicant Jim Morgens also spoke.

Public Comment: Ken Hinshaw, Richard Dunn, Joyce Stevens, David Bates, Scott Thomson, Virginia Dunn, Cecil Wahle, Peter Walmsley, Dr. Lawrence Wallace, Warren Kaufman, Nancy Rushmer, Gabriel Torres, Paula Lotz, Sara Witkin, Robert Hale, Mary Ann Matthews, and Gillian Taylor.

Tony Lombardo, representative, answered questions, as did applicant Jim Morgens.

After discussion, it was moved by Commissioner Diehl, seconded by Commissioner Brown, and passed by the following vote to continue this item to August 9, 2006.

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

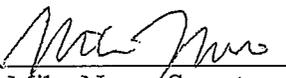
F. DEPARTMENT REPORT

Mike Novo gave a brief report on the Planning Department and discussed the upcoming General Plan process. The Commission asked for the topic to be on the August 9, 2006 agenda, including a discussion of LUACs and noticing.

E. OTHER MATTERS - None

ADJOURNMENT: 4.42 p.m.

ATTEST


Mike Novo, Secretary

DE:kb/ca