

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
NOVEMBER 8, 2006
MINUTES**

The Planning Commission met at 9:05 a.m. in the Monterey Room of the Courthouse, 168 West Alisal Street, Salinas, California.

A. ROLL CALL

Present: Miguel Errea, Jay Brown, Cosme Padilla (Chair), Keith Vandevere, Martha Diehl, Juan Sanchez, Aurelio Salazar, Don Rochester, Matthew Ottone

Absent: Nancy Isakson

B. COMMENT PERIOD

PUBLIC: None

COMMISSION: Commissioner Salazar stated that he is interested in attending the seminar at Sonoma State.

E. OTHER MATTERS

Laurence Hawkins made a presentation to Martha Diehl. The California County Planning Directors Association recognized Martha Diehl as Planning Commissioner of the Year.

F. DEPARTMENT REPORT – Mike Novo - Introduced new Assistant Planners and spoke to the Covered Parking Ordinance.

BREAK: 9:05 a.m.

RECONVENE: 9:16 a.m.

C. APPROVAL OF MINUTES: NONE

D. SCHEDULED ITEMS

1. CARMEL VALLEY RANCH (PLN060360)

CONTINUED FROM 10/25/06. STANDARD SUBDIVISION TENTATIVE MAP (CONDOMINIUM) FOR THE CONVERSION OF 144 EXISTING HOTEL UNITS AT THE CARMEL VALLEY RANCH INTO 144 INDIVIDUALLY-OWNED HOTEL UNITS. THE HOTEL UNITS ARE LOCATED ON TWO SEPARATE PARCELS AT 1 OLD RANCH ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBERS 416-522-010-000 & 416-592-023-000), WITHIN THE CARMEL VALLEY RANCH, SOUTH OF CARMEL VALLEY ROAD, CARMEL VALLEY MASTER PLAN AREA.

Luis Osorio, Project Planner for Wind Hotels Holdings DBA Carmel Valley Ranch (Lodge), discussed the project, read a letter from Mike Stamp, and answered questions from the Planning Commission.

Anthony Lombardo, representative, answered questions from the Commission.

PUBLIC COMMENT: Margaret Robbins, Paula Lotz, Harold Wake, Lee Gutierrez, Doug Steiney, Kevin Burkett. Tony Lombardo presented a rebuttal.

After discussion it was moved by Commissioner Brown, seconded by Commissioner Salazar and passed by the following vote to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and approve the Standard Subdivision, including modifications to condition 4.

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

BREAK – 10:30 a.m.
RECONVENE – 10:45 a.m.

2. FARGO HOTELS POOL C. REAL (PLN050582)

CONTINUED FROM 10/25/06. USE PERMIT TO INSTALL WIRELESS COMMUNICATION FACILITY CONSISTING OF 3 PAIRS OF ANTENNAE INSTALLED WITHIN TWO CHIMNEYS MOUNTED ON THE ROOF OF AN EXISTING HOTEL, AND GROUND EQUIPMENT IN AN EXISTING ENCLOSURE, ON A 3.25 ACRE PARCEL. THE PROJECT IS LOCATED AT 17225 EL RANCHO WAY, SALINAS (ASSESSOR'S PARCEL NUMBER 261-146-015-000), GREATER SALINAS AREA AND BORONDA NEIGHBORHOOD IMPROVEMENT PLAN

Paula Bradley, Project Planner, presented the project.

Luke Stamos, representative, answered questions.

Staff was instructed to make changes, delete a finding and add five Findings and Evidences based on Title 21 (wireless communication section).

The item was trailed to after agenda item #3 to allow time to incorporate the changes.

3. KRASZNEKEWICZ JOHN & SARAH (PLN050193)

CONTINUED FROM 10/25/06. ZONING RECLASSIFICATION TO REMOVE THE "B-6" ZONING DISTRICT OVERLAY FROM THE PROPERTY'S "LDR/B-6-D-S" (LOW DENSITY RESIDENTIAL, WITH BUILDING SITE DISTRICT, DESIGN DISTRICT AND SITE PLAN REVIEW OVERLAYS) ZONING DESIGNATION. THE PROPERTY IS LOCATED AT 8025 CAMEL VALLEY ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 169-031-019-000), NORTH OF CARMEL VALLEY ROAD, CARMEL VALLEY MASTER PLAN AREA.

Ramon Montano, Project Planner, presented the project.

Changes to Recital #7 in the proposed resolution were discussed.

Mark Blum, representative, agreed to conditions.

It was moved by Commissioner Vandevere, seconded by Commissioner Diehl and passed by the following vote to adopt the resolution, with revisions to recital number 7, recommending that the Board of Supervisors approve the proposed ordinance amending Title 21 of the Monterey County Code to change the zoning classification of the subject property to remove the B-6 zoning designation.

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

4. LAWRENCE (COUNTRY LAKE ESTATE) (PLN040103)

A COMBINED DEVELOPMENT PERMIT REQUEST (FILES: GPZ060006 / PLN040103) TO ALLOW: 1) A GENERAL PLAN AMENDMENT FROM RURAL DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL ON APPROXIMATELY 40 ACRES OF THE SUBJECT PROPERTY (APN423-071-059-000); AND FROM COMMERCIAL TO LOW DENSITY RESIDENTIAL ON APPROXIMATELY 2.5 ACRES OF THE SUBJECT PROPERTY; 2) A ZONE CHANGE FROM RDR/5.1 RURAL DENSITY 5.1 ACRE MINIMUM PARCEL SIZE TO LDR/1 B-6 LOW DENSITY RESIDENTIAL 1 ACRE MINIMUM PARCEL SIZE ON APPROXIMATELY 40 ACRES OF THE SUBJECT PROPERTY (APN423-071-059-000); AND FROM HC HEAVY COMMERCIAL TO LDR/1/B-6 LOW DENSITY RESIDENTIAL 1 ACRE MINIMUM PARCEL SIZE ON APPROXIMATELY 2.5 ACRES OF THE SUBJECT PROPERTY AND ADD B-6 OVERLAY TO ALL EXISTING LDR/1 PROPERTY 3) A STANDARD SUBDIVISION VESTING TENTATIVE MAP TO DIVIDE TWO PROPERTIES TOTALING 92 ACRES IN AREA INTO 52 MARKET-RATE SINGLE FAMILY PARCELS RANGING IN SIZE FROM 1.0 ACRES TO 5.1 ACRES, AND FIVE COMMERCIAL LOTS ADJACENT TO NEW PLEYTO ROAD; 4) A USE PERMIT FOR A MUTUAL WATER SYSTEM; 5) A USE PERMIT TO CONTINUE AUTOMOBILE AND RECREATIONAL VEHICLE STORAGE ON ALL COMMERCIAL LOTS; 6); AND A GENERAL DEVELOPMENT PLAN. THE PROJECT SITES ARE LOCATED AT 70850 & 70970 NEW PLEYTO ROAD, BRADLEY (ASSESSOR'S PARCEL NUMBERS 423-251-034-000 AND 423-071-059-000), SOUTH COUNTY AREA.

Taven Kinison Brown, Project Planner, presented the project and noted changes to findings and condition #85.

The Planning Commission trailed this item to consider the earlier trailed item number 2, Fargo Hotels.

2. FARGO HOTELS POOL (PLN050582)—TRAILED ITEM

Paula Bradley, Project Planner, brought back a revised report.

It was moved by Commissioner Diehl, seconded by Commissioner Sanchez and passed by the following vote to approve staff's recommendation for approval of the Use Permit with modifications as noted above.

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

4. LAWRENCE (COUNTRY LAKE ESTATE) (PLN040103)—TRAILED ITEM

James Hansen, applicant, made a presentation.

John Bridges, representative, was present to answer questions and stated that they accept the conditions and most of the findings.

Public Comment: None

Commissioner Salazar left at 12:10 p.m.

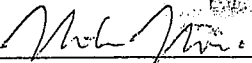
Marti Noel, Housing and Redevelopment, answered questions regarding inclusionary housing and the ability to have on-site inclusionary units. MaryAnne Dennis, Environmental Health, clarified a one acre minimum parcel size was needed for on-site units.

It was moved by Commissioner Rochester, seconded by Commissioner Sanchez and passed by the following vote to continue the item to December 13, 2006 for exploration and consideration of provision of on-site inclusionary units and applicant's offer for a sheriff's station and for staff to prepare findings and evidence and conditions of approval for Lot Pattern #1 for the Commission's consideration.

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

ADJOURNMENT: 1:08 p.m.

ATTEST


Mike Novo, Secretary

MN:kb/ca