

**FINAL  
MONTEREY COUNTY PLANNING COMMISSION  
DECEMBER 13, 2006  
MINUTES**

The Planning Commission met at 9:00 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, Don Rochester, Matthew Ottone

Absent: None

**B. COMMENT PERIOD**

PUBLIC: None

COMMISSION: Commissioner Diehl requested that a "Condition Compliance report" for a Carmel Valley Use Permit be put on the agenda for January 31<sup>st</sup>. She also inquired about the lack of minutes coming to the Commission for approval. Secretary Novo assured the Commission that there would be minutes on the January agenda.

After discussion, it was moved by Commissioner Diehl, seconded by Commissioner Rochester and carried by the following vote to prepare a resolution, with the draft language provided by staff, thanking John Wilmot for his many years of service to the Planning Commission.

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

NOES: None

ABSENT: None

Mike Novo introduced Suzanne de Velbiss who has been hired as a secretary for the department.

**C. APPROVAL OF MINUTES: NONE**

**D. SCHEDULED ITEMS**

**1. DAVID/LAURA C. KUHLMANN TRS (PLN060270)**

Elisa Manuguerra, Project Planner, presented the project

David Kuhlmann, applicant, agreed to the conditions.

It was moved by Commissioner Diehl, seconded by Commissioner Salazar and passed by the following vote to approve the Use Permit:

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

NOES: None

ABSENT: None

**2. VERNA S. O'CONNELL (PLN060271)**

Paula Bradley, Project Planner, presented the project.

Discussion ensued regarding a fee waiver and tree removal.

Anthony Lombardo, applicant's representative, spoke to size of the trees and waiving of the fee.

It was moved by Commissioner Brown, seconded by Commissioner Diehl and passed by the following vote to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan, and approve the project with the addition of Condition 16 and changes to Condition #8.

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

**3. DON CHAPIN COMPANY (PLN060391)**

Paula Bradley, Project Planner, presented the project.

Chad Alinio, Public Works Department, asked that the condition regarding left turn (Condition 12) be deleted.

Commissioner Brown asked about tree removal.

Commissioner Ottone asked that Condition #9, for mitigation monitoring, be amended.

Don Chapin, representative, agreed with removal of Condition #12 and the remainder of the conditions.

It was moved by Commissioner Vandevere, seconded by Commissioner Rochester and passed by the following vote to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan, and approve the project with changes to Condition 9, deletion of Condition 12, and renumbering of conditions.

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

**4. STANDARD PACIFIC CORP. (PLN060411)**

Nadia Amador, Project Planner, presented the project and suggested revisions to conditions and findings.

Peter Dunne appeared on behalf of the applicant.

Public Comment: David Kuhlman, Michael Ranker, Jim Riley

After discussion, it was moved by Commissioner Brown, seconded by Commissioner Sanchez and passed by the following vote to continue this item to January 10, 2007 with the intent to approve the project and to direct staff to revise conditions as discussed.

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

**5. GARRAPATA CREEK WATERSHED (PLN050445)**

Commissioner Diehl recused herself due to a potential conflict of interest.

Mike Novo recommended a continuance to allow for posting of the public notice.

It was moved by Commissioner Vandevere, seconded by Commissioner Isakson and passed by the following vote to continue the project to a special meeting on December 20, 2006 to allow time for posting.

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

**6. UNITARIAN CHURCH (PLN030086)**

Commissioner Diehl recused herself due to a potential conflict of interest.

Mike Novo recommended a continuance to allow for posting of the public notice.

It was moved by Commissioner Sanchez, seconded by Commissioner Salazar and passed by the following vote to continue the project to a special meeting on December 20, 2006 to allow time for posting.

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

The Commission recessed for lunch and reconvened after lunch. Commissioner Isakson was absent after the lunch recess.

**7. MOELLENTINE NANCY MORLEY (PLN040581)**

Liz Gonzales, Project Planner, presented the project.

Anthony Lombardo, applicant's representative, spoke to the project.

Public Comment: Vicki Odello, David Sweigart, representative for Sue Lynn Aldana; Bruce Meyer, Colin Kuster, Margery Meyer, Rennie Dalton, Marguerite Meyer, Valda Maiyn, Pat Caulfin, Bruce Meyer, Teresa Kraft, and Greg Kraft.

After discussion it was moved by Commissioner Diehl, seconded by Commissioner Rochester and passed by the following vote to table this item to allow time for a staff recommendation that the Commission can act upon.

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

*The following items were heard in the order shown below.*

**12. WHITEHEAD & BABEAI (PLN010065)**

Per applicant's request for a continuance, David Lutes, Project Planner, requested a continuance to January 31, 2007.

It was moved by Commissioner Vandevere, seconded by Diehl and passed by the following vote to continue this item to January 31, 2007.

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

**11. SALINAS VALLEY WASTE AUTHORITY (PLN060239)**

Mike Novo recommended a continuance to December 20 to allow for posting of the public notice.

It was moved by Commissioner Salazar, seconded by Commissioner Rochester and passed by the following vote to continue this item to December 20, 2006 to allow time for posting.

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

**9. LAWRENCE (COUNTRY LAKE ESTATE) (PLN040103)**

Taven Kinison Brown, Project Planner, presented this item.

Marti Noel, Housing and Redevelopment, discussed the Inclusionary Housing recommendation for in lieu fees.

Commissioner Vandevere made changes to a condition regarding inclusionary housing.

John Bridges, representative for applicant Jim Hanson spoke.

Public Comment: Alfred Diaz Infante, representative for CHISPA.

It was moved by Commissioner Brown, seconded by Commissioner Errea and passed by the following vote to recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan, and approval of the general plan amendment, zoning amendment, and standard subdivision vesting tentative map for Lot Pattern #1 to the Board of Supervisors.

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

**8. CASTROVILLE COMMUNITY PLAN/FINAL EIR (Workshop)**

Marti Noel, Housing and Redevelopment, presented an overview of the project.

Public Comment: Alfred Diaz Infante, representative for CHISPA; Carl Hooper, Bestor Engineers, representing Arena Torres; Arena Torres.

Staff will set a public hearing for January 31, 2007.

**10. QUAIL LODGE (PLN060408)**

Bob Schubert, Project Planner, presented this project.

Anthony Lombardo, applicant's representative, discussed the hours of operation.

After discussion, it was moved by Commissioner Salazar, seconded by Commissioner Errea and passed by the following vote to approve the project including the changes to Condition #8, hours of operation.

AYES: Errea, Brown, Padilla, Vandever, Sanchez, Salazar, Diehl, Rochester, Ottone

NOES: None

ABSENT: Isakson

**F. OTHER MATTERS - NONE**

**E. DEPARTMENT REPORT - NONE**

ADJOURNMENT: 5:00 p.m.

ATTEST

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Mike Novo, Secretary

MN:kb/ca