

**FINAL  
MONTEREY COUNTY PLANNING COMMISSION  
JANUARY 10, 2007  
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** Vice Chair Rochester presided as Chair in Chair Padilla's absence

Present: Miguel Errea, Jay Brown, Keith Vandevere, Martha Diehl, Juan Sanchez, Aurelio Salazar, Don Rochester, Matthew Ottone

Absent: Nancy Isakson, Cosme Padilla (Chair)

**E. OTHER MATTERS**

It was moved by Commissioner Diehl, seconded by Commission Sanchez and passed by the following vote to reappoint Darlene Berry to the Carmel Unincorporated/Carmel Highlands LUAC.

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

NOES: None

ABSENT: Isakson, Padilla

The reappointment of Barbara Woyt will be on the next agenda as her reappointment was incorrectly listed as being on the Carmel Unincorporated/Carmel Highlands LUAC instead of on the Big Sur LUAC.

**F. PLANNING COMMISSION CHAIR NOMINATIONS**

Commissioner Rochester, Acting Chair, appointed Commissioner Vandevere as Chair, along with Commissioners Salazar and Diehl to the Nominating Subcommittee.

**B. PUBLIC COMMENT** – Alana Knaster, Resource Management Agency, thanked the Planning Commission for their work on the General Plan Update and gave a brief overview of the changes made to their recommendations.

**COMMISSION** – Diehl asked about keeping abreast of 'to do' items. She suggested adding an item to the agenda entitled "Commission Referrals."

**C. MINUTES** - July 12, 2006 – These minutes were previously approved on August 9, 2006.

It was moved by Commissioner Diehl, seconded by Commissioner Vandevere and passed by the following vote to approve the minutes of **May 31, 2006, June 28, 2006, August 9, 2006** as a report due to the length of time between those hearings and this action.

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

NOES: None

ABSENT: Isakson, Padilla

It was moved by Commissioner Salazar, seconded by Commissioner Errea and passed by the following vote to approve the minutes of **December 13, 2006**.

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

It was moved by Commissioner Diehl, seconded by Commissioner Sanchez and passed by the following vote to approve the minutes of **December 20, 2006** including a correction to the spelling of the name Ekelund.

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

#### **D. SCHEDULED ITEMS**

##### **1. STANDARD PACIFIC CORP. (PLN060411)**

CONTINUED FROM 12/13/06. (DESCRIPTION REVISED 12/26/2006) COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) 73 USE PERMITS AND DESIGN APPROVALS TO ALLOW THE DEVELOPMENT OF 73 SINGLE FAMILY DWELLINGS RANGING IN SIZE BETWEEN 1,298 SQUARE FEET AND 2,845 SQUARE FEET AND DETACHED GARAGES OF APPROXIMATELY 441 SQUARE FEET IN A HISTORICAL RESOURCES (HR) REVIEW ZONING DISTRICT. THE PROJECT INCLUDES SIX (6) FLOOR PLANS WITH THREE (3) ELEVATIONS FOR EACH FLOOR PLAN FOR THE SINGLE FAMILY DWELLINGS AND THREE (3) ELEVATION PLANS FOR THE DETACHED GARAGES; 2) A LOT LINE ADJUSTMENT IN ORDER TO MERGE THE SOUTHERLY HALF OF LOT 13 WITH LOT 14 OF BLOCK L; AND 3) A VARIANCE TO ALLOW HEIGHT DETERMINATION FROM FINISHED GRADE. THE PROPERTIES ARE LOCATED ON THE WEST SIDE OF LLANO AVENUE BETWEEN FIFTH STREET TO THE NORTH AND SPRECKELS BOULEVARD TO THE SOUTH, SPRECKELS (ASSESSOR'S PARCEL NUMBERS 177-051-008-000 TO 177-051-023-000; 177-054-014-000 TO 177-054-026-000; 177-055-014-000 TO 177-055-026-000; 177-061-009-000; 177-061-011-000 TO 177-061-026-000; AND 177-064-010-000 TO 177-064-025-000), GREATER SALINAS AREA.

Nadia Amador, Project Planner, presented the project. Staff submitted an errata sheet that included the changes and corrections to the report.

Commissioner Diehl had questions regarding timing and working hours for grading. Commissioners Brown and Vandever asked questions about the grading and variance; Commissioner Ottone explained about the escrow and CC&R process.

Al Mulholland, Water Resources Agency, added one condition and made changes to two conditions.

Aaron Johnson, representative, discussed the history of the subdivision.

Peter Dunn, applicant, questioned several of the conditions, presenting changes they would like to see.

After discussion among the Commissioners, the Commission provided direction to staff on changes to conditions of approval. They directed staff to make the changes in writing and present them back for final consideration.

BREAK: 10:30 a.m. for staff to make changes.

RECONVENE: 11:20 a.m.

Laura Lawrence presented all changes, revisions and corrections to the conditions.

It was moved by Commissioner Diehl, seconded by Commissioner Errea and passed by the following vote to accept staff's recommendation to consider the previously adopted Mitigated Negative Declaration and Negative Declaration, the Addendum to the Mitigated Negative Declaration and Negative Declaration; and approve the Combined Development Permit.

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

NOES: None

ABSENT: Isakson, Padilla

**G. DEPARTMENT REPORT - NONE**

ADJOURNMENT: 11:30 a.m.

ATTEST

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Mike Novo, Secretary

MN:kb/ca