

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
JANUARY 31, 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

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

Absent: NONE

B. COMMENT PERIOD - PUBLIC – Marjorie Kay announced upcoming Earth Day events and distributed flyers for the public.

COMMISSION COMMENT – None

C. MINUTES

It was moved by Commissioner Diehl, seconded by Commissioner Salazar and passed by the following vote to approve the minutes of **January 10, 2007**.

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

NOES: None

ABSENT: None

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

AYES: Errea, Brown, Isakson, Vandever, Padilla, Sanchez, Salazar, Rochester

NOES: Diehl

ABSTAIN: Ottone

It was moved by Commissioner Vandever, seconded by Commissioner Diehl and passed by the following vote to accept as a report the minutes of **August 30, 2006**.

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

NOES: None

ABSENT: None

ABSTAIN: Ottone

D. SCHEDULED ITEMS

1. CASTROVILLE COMMUNITY PLAN

PUBLIC HEARING TO CONSIDER THE EIR, DRAFT CASTROVILLE COMMUNITY PLAN, AND MITIGATION MONITORING PROGRAM AND MAKE RECOMMENDATIONS TO THE BOARD OF SUPERVISORS.

Jim Cook, Marti Noel, and Jerry Hernandez gave a powerpoint presentation and an overview of the proposed Castroville Community Plan.

Public Comment: Paul Tran, CHISPA; Ron Stefani; Carolyn Post, Superintendent of North County School District; Judy Burdett, General Manager, North County Parks Department; and Diana Jimenez.

Commissioner Vandeverre suggested setting a special meeting to further consider the plan and scheduling additional meetings as necessary.

After discussion, it was moved by Commissioner Vandeverre, seconded by Commissioner Errea, and passed by the following vote to hold a special meeting on February 7 for the purpose of considering the plan and to continue the public hearing to February 7, 2007.

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

BREAK 10:40 A.M. RECONVENE 10:50 A.M.

2. TIM ARTHUR WILLIAMS ET AL (PLN040720)

A REPORT ON PLANNING FILE NO. PLN04720 TO REVIEW COMPLIANCE WITH THE REGULATIONS FOR BED AND BREAKFAST FACILITIES, THE STATUS OF THE CONDITION COMPLIANCE REPORTING PLAN, AND ASSOCIATED CODE ENFORCEMENT ACTIVITIES.

Elisa Manuguerra presented the report.

Commissioner Diehl suggested that the file should include a sheet that would track when and why changes were made to resolutions.

Cami Pelletier, Code Enforcement Officer, testified concerning code enforcement investigation of permit compliance.

Todd Bessire, Attorney/Representative for the Dobrantes, spoke on behalf of the owners.

Public Comment: Owen Rabourn, David Barish, Kim Williams, Christine Williams, Bryan Graham, Jeff Morse, Elizabeth Robinson, Margaret Robbins, and Joe Hertlein

Todd Bessire, Attorney/Representative, gave rebuttal, and asked for clarification of what is meant by “events,” and stated that owners would prefer a hearing for modification rather than revocation of the permit.

Roger Van Horn, Environmental Health, testified regarding permit requirements for serving food.

After discussion, it was moved by Commissioner Rochester, seconded by Commissioner Diehl, and passed by the following vote to schedule a hearing on March 28, 2007 to consider modifying or revoking the permit and directed staff to provide a written transcript of the June 29, 2005 Planning Commission hearing on the use permit for the project.

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

NOES: None
ABSENT: None

Commissioners Salazar and Sanchez informed Commission of their absence for the afternoon.

BREAK: 12:25 P.M. RECONVENE: 1:55 P.M.

3. ROY J/LINDA SHANKER (PLN050538)

COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW CONSTRUCTION OF A 7,734 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH 445 SQUARE FOOT COVERED ENTRY, 1,547 SQUARE FOOT PORTE COCHERE WITH 936 SQUARE FOOT ATTACHED GARAGE; A COASTAL ADMINISTRATIVE PERMIT FOR AN 850 SQUARE FOOT DETACHED SENIOR CITIZEN UNIT; A COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF 47 MONTEREY PINE TREES (38 ARE 12 TO 24 INCHES IN DIAMETER AND 9 ARE OVER 24" IN DIAMETER); AND GRADING (650 CUBIC YARDS CUT/325 CUBIC YARDS FILL). THE PROJECT IS LOCATED AT 1306 PORTOLA ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-302-036-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Elizabeth Gonzales, project planner, presented the project.

Bill Medford, Architect/Representative, agreed with conditions along with revisions/modifications.

Al Mulholland, Water Resources Agency, discussed drainage questions.

After discussion, it was moved by Commissioner Vandevere, seconded by Commissioner Ottone, and passed by the following vote to direct staff to review the possibility of relocating the senior citizen unit to a location that would minimize cutting trees, especially those that screen the development from neighboring properties.

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

Counsel asked if this should be continued to a date certain for staff to come back or when this has been done staff can re-notice. Vandevere stated, and the Commission agreed, to let staff use its own timeline that works best for them and re-notice it at their earliest opportunity.

4. WHITEHEAD AND BABEI (PLN010065)

APPEAL OF ADMINISTRATIVE INTERPRETATION OF THE DIRECTOR OF PLANNING CONCERNING FILING OF FINAL MAP.

David Lutes, project planner, stated that the applicant submitted a letter requesting a continuance for 2 months. Mr. Lutes asked that the project be continued to April 11, 2007.

After discussion, it was moved by Commissioner Vandevere, seconded by Commissioner Isakson, and passed by the following vote to continue the appeal to April 11, 2007.

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

Commissioner Ottone excused himself for the remainder of the meeting.

5. FIDEL A/MARGARITA A PIZANO (PLN030075)

STANDARD SUBDIVISION TENTATIVE MAP FOR THE DIVISION OF TWO ADJACENT PARCELS OF 62 ACRES & 89 ACRES, RESPECTIVELY, INTO 10 LOTS RANGING IN SIZE FROM 5.4 ACRES TO 40.3 ACRES. THE PROPERTY IS LOCATED SOUTH OF JOLON ROAD (ASSESSOR'S PARCEL NUMBERS 423-341-010-000 & 423-341-026-000), APPROXIMATELY .45 MILES WEST OF NEW PLEYTO ROAD, SOUTH COUNTY AREA.

David Lutes, project planner, presented the project. Al Mulholland, Water Resources Agency, spoke generally about groundwater conditions in the area.

Paul Beckett, applicant's representative, accepted the conditions recommended by staff and discussed possible sources of water for the project.

Roger Van Horn, Environmental Health, stated that their division encourages the use of water systems over individual wells.

After discussion, it was moved by Commissioner Isakson, seconded by Commissioner Rochester, and passed by the following vote to refer the project back to staff to work with the applicant to define the water source, analyze those impacts, and revise conditions as needed.

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

E. OTHER MATTERS

It was moved by Commissioner Diehl, seconded by Commissioner Vandever, and passed by the following vote to reappoint Barbara Woyt to the Big Sur Land Use Advisory Committee.

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

It was moved by Commissioner Diehl, seconded by Commissioner Rochester, and passed by the following vote to reappoint William Connors to the Del Monte Forest Land Use Advisory Committee.

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

It was moved by Commissioner Isakson, seconded by Commissioner Errea, and passed by the following vote to accept the resignation of Scott Violini from the Toro Land Use Advisory Committee.

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

The Commission suggested a letter thanking him for his service be sent.

It was moved by Commissioner Vandever, seconded by Commissioner Diehl, and passed by the following vote to accept the resignation of Rod McMahan from the Cachagua Land Use Advisory Committee.

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

The Commission suggested a letter thanking him for his service be sent.

It was moved by Commissioner Rochester, seconded by Commissioner Diehl, and passed by the following vote to appoint John Robinett and Madeleine Clark to the North County Non-Coastal Land Use Advisory Committee.

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

F. DEPARTMENT REPORT – NONE

The Commission asked that an updated list of LUAC members be sent to them.

G. COMMISSION REFERRALS - NONE

Commissioner Diehl suggested that a column be added to the Referral sheet with heading of who referred the item and when it was referred.

Commissioner Brown again asked for audio archiving on the website.

H. ADJOURNMENT: 3:25 P.M.

ATTEST

Mike Novo, Secretary

MN:kb/ca