

FINAL
MONTEREY **COUNTY PLANNING** COMMISSION
FEBRUARY 14, 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, Cosme Padilla, Keith Vandevere, Martha Diehl, Juan Sanchez, Aurelio Salazar (Vice Chairman), Don Rochester (Chairman), Matthew Ottone

-- Absent: --- None

B. — COMMENT PERIOD:

PUBLIC — NONE

COMMISSION: Commissioner Diehl thanked Commissioner Padilla for his work on the Commission, especially on the General Plan Update.

C. — COMMISSION REFERRALS

1. *Chair Selection Subcommittee* — Commissioner Vandevere reported that the Subcommittee nominated Commissioner Rochester for Chairman and Commissioner Salazar as Vice Chairman.

It was moved by Commissioner Vandevere, seconded by Commissioner Errea and passed by the following vote to elect Commissioner Rochester as Chairman, and Commissioner Salazar as Vice Chairman of the Planning Commission.

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

NOES: None

ABSENT: None

2. *Planning Commissioner Referrals and Upcoming Reports/Ordinances* — Secretary Jeff Main explained the referral hand-out and the process. Commissioner Brown asked about archiving.

D. — APPROVAL OF MINUTES — JANUARY 31, 2007

It was moved by Commissioner Salazar, seconded by Commissioner Vandevere and passed by the following vote to approve the minutes of January 31, 2007.

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

NOES: None

ABSENT: None

G. — DEPARTMENT REPORT - Jeff Main, Secretary pro-tem, introduced David Greene, the Department's new-Senior-Planner_ --

E. SCHEDULED ITEMS

1. **AL SAMMUT INVESTMENTS (PLN060677)**

AMENDMENT TO PUBLIC WORKS CONDITION NUMBER 24 OF BORONDA MANOR STANDARD SUBDIVISION (PLN040571/BOARD OF SUPERVISOR RESOLUTION NO. 06-115) WHICH STATES: PROVIDE EVIDENCE OF ANNEXATION TO THE EXISTING HOMEOWNERS ASSOCIATION FOR THE BORONDA OAKS SUBDIVISION FOR THE PURPOSES OF ROAD AND DRAINAGE INFRASTRUCTURE MAINTENANCE. THE REQUEST IS TO MODIFY THE CONDITION TO STATE: PROVIDE EVIDENCE THAT A BINDING AGREEMENT HAS BEEN ENTERED INTO WITH THE BORONDA OAKS SUBDIVISION DEVELOPMENT FOR THE PURPOSES OF ROAD AND DRAINAGE INFRASTRUCTURE MAINTENANCE. THE PROPERTY IS LOCATED ON CARBONERO STREET, SALINAS (ASSESSOR'S PARCEL NUMBERS 261-101-056-000, 261-101-057-000, 261-101-058-000, 261-101-059-000, 261-101-060-000, 261-101-061-000 [ORIGINAL APN 261-101-028-000]), SOUTH OF BROOKS ROAD, GREATER SALINAS AREA.

Jennifer Savage, Project Planner, presented the project. Staff asked that the item be trailed to after item #4 due to the receipt of new information from the Water Resources Agency.

It was moved by Commissioner Diehl, seconded by Commissioner Padilla and passed by the following vote to trail this item to after item #4.

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

Brian Finegan, representative, gave an overview of Condition #24 and agreed to trail the item to after item #4 to allow time to work with staff.

2 DENIER LARRY A/BETTYANN(PLN060236)

COMBINED DEVELOPMENT PERMIT INCLUDING: 1) USE PERMIT AND DESIGN APPROVAL FOR DEVELOPMENT OF A NEW APPROXIMATELY 18,905 SQUARE FOOT, TWO-STORY, PROFESSIONAL OFFICE BUILDING, INCLUDING GRADING (3,700 CUBIC YARDS OF CUT AND 3,900 CUBIC YARDS OF FILL) AND REMOVAL OF TWO PROTECTED OAK TREES; AND 2) USE PERMIT FOR DEVELOPMENT OF A PORTION OF THE ACCESS ROAD ON SLOPES GREATER THAN 30%. THE PROPERTY IS LOCATED AT 24560 SILVER CLOUD COURT, MONTEREY (ASSESSOR'S PARCEL NUMBER 173-121-013-000), IN THE LAGUNA SECA OFFICE PARK, YORK ROAD AREA, GREATER MONTEREY PENINSULA AREA.

Luis Osorio, Senior Planner, presented the project. New owner is John Jessen.

Al Mulholland, Water Resources Agency, stated the Department needs to make changes that were received yesterday.

Randy Meyenburg, representative for John Jessen, spoke to the continuance.

. After discussion, it was moved by Commissioner Vandever, seconded by Commissioner Ottone and passed by the following vote to continue the item to March 14, 2007 to analyze, embellish, clarify and amend as appropriate the staff report, proposed findings and evidence, proposed conditions of approval, and the proposed negative declaration. Specific issues to be addressed included: embellishing, adding or clarifying conditions related to traffic, air quality, drainage and the range of uses allowed on the property in perpetuity; documenting the Director's waiver of the general development plan requirement in the form of a finding and evidence; adding a finding and evidence based on the original subdivision approval allowing encroachment into the scenic

easement; and conducting appropriate review, clarification, and recirculation if necessary of the proposed negative declaration.

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

BREAK – 10:30 a.m.

RECONVENED – 10:45 a.m.

3. BOLLINGER LOREN E & MARY ELLEN (PLN060231)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) AN ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 7,334 SQUARE FOOT, TWO-STORY, SINGLE FAMILY RESIDENCE WITH A 1,480 SQUARE FOOT ATTACHED FOUR-CAR GARAGE ON THREE UNITS OF 715 SQUARE FEET, 297 SQUARE FEET, AND 468 SQUARE FEET RESPECTIVELY), RETAINING AND PRIVACY WALLS; AND 2) A USE PERMIT FOR THE REMOVAL OF 7 OAK TREES. GRADING OF 1,020 CUBIC YARDS (380 CUBIC YARDS CUT AND 640 CUBIC YARDS FILL). THE PROPERTY IS LOCATED AT 313 PASADERA COURT, MONTEREY (ASSESSOR'S PARCEL NUMBER 173-075-002-000), NORTH OF HIGHWAY 68, GREATER MONTEREY PENINSULA AREA.

Staff recommended a continuance due to improper noticing of the project.

It was moved by Commissioner Diehl, seconded by Commissioner Sanchez and passed by the following vote to continue the project to February 28, 2007 to allow time to renotice the project.

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

4. AROMAS COMMUNITY CENTER FOUNDATION (PLN070014)

EXTENSION REQUEST FOR PREVIOUSLY APPROVED USE PERMIT PLN970585 FOR A COMMUNITY PARK ON 18.5 ACRES. THE PARK WILL INCLUDE TWO SOFTBALL/LITTLE LEAGUE BASEBALL DIAMONDS, TWO REGULATION SOCCER FIELDS, PICNIC AREA, PRACTICE AREA, 109 PARKING SPACES, WITH PROVISION FOR OVERFLOW PARKING, RESTROOM BUILDING, STORAGE BUILDING, AND SMALL FOOD SERVICE BUILDING. A 12-FOOT WIDE, 390-FOOT LONG, EAST-WEST RUNNING EASEMENT BETWEEN THE EAST BOUNDARY OF THE PROPERTY AND MARCUS STREET WILL BE PROVIDED FOR PEDESTRIAN ACCESS FROM THE AROMAS TOWN CENTER. THE PROJECT IS LOCATED ON THE SOUTH AND EAST SIDE OF AROMAS ROAD (ASSESSOR'S PARCEL NUMBERS 267-081-014-000 AND 267-111-002-000, AND PORTION OF 267-111-003-000), NORTH OF BLOHM AVENUE, AND WEST OF MARCUS STREET, AROMAS, NORTH COUNTY NON-COASTAL AREA.

Valerie Herrera, Project Planner, presented the project and read into the record two changes to conditions.

Janet Montgomery, President of the Aromas Community Center Foundation, accepted the conditions.

It was moved by Commissioner Vandever, seconded by Commissioner Isakson and passed by the following vote to approve a two year extension of the Use Permit.

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

5. ROCKY POINT RESTAURANT (PLN050296)

COMBINED DEVELOPMENT PERMIT TO ALLOW AFTER-THE-FACT PERMITS (VIOLATION#: CE990087) CONSISTING OF: COASTAL ADMINISTRATIVE PERMIT TO FOR DEVELOPMENT OF ACCESSORY STRUCTURES APPURTENANT TO THE PRINCIPAL ALLOWED USE INCLUDING CONSTRUCTION OF TWO CONCRETE DECKS, ONE RETAINING WALL, AND A REDWOOD DECK AND GAZEBO, INSTALLATION OF OUTDOOR LIGHTING ALONG THE COASTAL BLUFF, REPLACEMENT OF WATER TANKS ON NEIGHBORING PROPERTY (ASSESSOR'S PARCEL NUMBER 243-262-003-000), AND REPLACEMENT/EXPANSION OF AN EXISTING RESTAURANT SIGN; COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN THE CRITICAL VIEWSHED; COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT ON SLOPES OF 30% OR GREATER; COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 100 FEET OF AN ENVIRONMENTALLY SENSITIVE HABITAT AREA (ESHA); AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 36700 HIGHWAY ONE SOUTH, MONTEREY (ASSESSOR'S PARCEL NUMBER 243-262-004-000), APPROXIMATELY 12 MILES SOUTH OF CARMEL, BIG SUR LAND USE PLAN, COASTAL ZONE.

Due to a death in the family, the applicant has requested a continuance.

It was moved by Commissioner Diehl, seconded by Commissioner Vandevere and passed by the following vote to continue this item to March 28, 2007.

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

Trailed Item #1 AL SAMMUT INVESTMENTS (PLN060677)

Jennifer Savage, Project Planner, presented revised findings and conditions of approval including changes from the Water Resources Agency. County Counsel explained, in regard to proposed condition 3, that County Counsel's role is to approve the agreement as to form, but approval of content is left up to the Planning Department. Enrique Saavedra, Public Works, concurred in the changes to the conditions.

Brian Finegan, representative, agreed to the changes.

It was moved by Commissioner Isakson, seconded by Commissioner Salazar and passed by the following vote to consider the Negative Declaration prepared for Project File No. PLN040571 and approve the Amendment to conditions, as revised, of the Boronda Manor Standard Subdivision (PLN040571/Board of Supervisor's Resolution No. 06-115), based on the findings as revised.

AYES: Errea, Brown, Isakson, Padilla, Vandevere, Diehl, Sanchez, Salazar, Rochester, Ottone
NOES: None .
AB ENT: None - --

6. 2006 LUAC GUIDELINES (PD061173)

Carl Holmes described ongoing discussions with a County sponsored developer/customer service committee on recommendations regarding the LUAC Guidelines and discussions with Commissioner Diehl on developing a broader working group which could include other members to review guideline issues.

Commissioner Diehl suggested having a small working group that would report back to the Planning Commission with recommendations. Commissioner Brown agreed and volunteered to work with the task force Marjorie Kay volunteered to serve on the committee provided the meetings were held at the Courthouse.

It was moved by Commissioner Isakson and seconded by Commissioner Brown to direct the Chairman to appoint two commissioners to work on a subcommittee to determine the membership, breadth and scope of the working group subcommittee which preliminarily could include two members of the developer committee and two members of the Land Use Advisory Committees as well as the appointed Commissioners.

Commissioners Brown, Diehl and Ottone were appointed for the subcommittee.

Commissioner Isakson modified the motion, with no objection by the seconder, to include three commissioners to work with staff on the LUAC Guidelines. Commissioner Brown will serve as coordinator. Motion passed by the following vote.

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

F. OTHER MATTERS

BIG SUR LUAC — Reappoint Steve Beck

It was moved by Commissioner Diehl, seconded by Commissioner Padilla and passed by the following vote to reappoint Steve Beck to the Big Sur Land Use Advisory Committee.

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

Commission Diehl requested that LUAC reappointment letters be forwarded to her before being placed on the agenda. (All agreed)

G. DEPARTMENT REPORT

Commissioner Diehl asked about outdoor advertising signs. The Commission asked staff about the Board of Supervisors action regarding adoption of an interim ordinance. The Commission also inquired regarding the status of development of changes to regulations regarding farm stands. Commissioner Brown had earlier reminded staff on a proposal to archive audio hearing tapes in a manner that makes them available online for review.

ADJOURNMENT: 11:30 a.m.

ATTEST



JEFF MASTth SECRETARY PRO-TEM

MN:kb/ca