

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
APRIL 25 , 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, Matthew Ottone, Don Rochester (Chairman), Martha Diehl, Aurelio Salazar (Vice Chairman), Keith Vandever
Absent: Juan Sanchez

B. COMMENT PERIOD:

**PUBLIC – None
COMMISSION – None**

C. APPROVAL OF MINUTES – None

F. DEPARTMENT REPORT – Secretary Novo relayed that a Planners “how to make a presentation” will be scheduled soon and suggested an informal lunch to get better acquainted.

Commissioner Salazar requested that the billboard policy be e-mailed to him.

E. OTHER MATTERS

TORO LUAC –

It was moved by Commissioner Isakson, seconded by Commissioner Vandever and passed by the following vote to *reappoint* **Bonnie Baker** to the Toro Land Use Advisory Committee.

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

G. COMMISSION REFERRALS – Discussed by Secretary Mike Novo.

D. SCHEDULED ITEMS

1. DE LEON RODRIGO ET AL (PD070253)

FEE WAIVER REQUEST FOR PROCESSING A VARIANCE TO REBUILD A NON-CONFORMING SINGLE FAMILY DWELLING WITH AN ATTACHED GUESTHOUSE THAT ENCROACHES INTO FRONT AND SIDE YARD SETBACKS. THE PROJECT IS LOCATED AT 17 ESQUILINE ROAD, SOUTHERLY OF DE EL RIO AND ESQUILINE ROAD INTERSECTION (ASSESSOR'S PARCEL NUMBER 189-343-005-000), CARMEL VALLEY MASTER PLAN AREA.

David Lutes, Project Planner, presented the project.

Derinda Messenger, representative, was present for the applicant.

Public Comment: Marge Ingram-Villas, Howard Buck

After discussion, it was moved by Commissioner Isakson, seconded by Commissioner Errea and passed by the following vote to approve the fee waiver request.

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

Commissioner Diehl asked that the department agendize how these fee requests should be handled in the future.

2. KHOURIE MATHEW S/CAROLYN (PLN060533)

CONTINUED FROM 3/28/07. COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A NEW 6,537 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH A 903 SQUARE FOOT ATTACHED GARAGE AND ASSOCIATED GRADING (1,600 CUBIC YARDS CUT AND 200 CUBIC YARDS FILL); 2) A COASTAL DEVELOPMENT TO ALLOW THE CONSTRUCTION OF A 699 SQUARE FOOT DETACHED CARETAKER'S UNIT; 3) A COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF 38 MONTEREY PINE TREES GREATER THAN 6 INCHES DIAMETER AT BREAST HEIGHT AND; 4) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 1576 GRIFFIN ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-171-038-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Craig Spencer, Project Planner, presented this item.

Commissioners Vandever, Diehl and Brown gave kudos to Spencer for the informative report and requested that the Land Use Advisory Committee report also be included in the future.

Jun Siliano, representative, concurred with the conditions.

It was moved by Commissioner Diehl, seconded by Commissioner Padilla and passed by the following vote to approve the Combined Development Permit.

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

3. KRISTE GEORGE/RAIMIE B (PLN060080)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: A COASTAL DEVELOPMENT PERMIT AND LOT LINE ADJUSTMENT BETWEEN TWO EXISTING LOTS INVOLVING AN EQUAL AMOUNT OF LAND (7,500 SQUARE FEET); A COASTAL ADMINISTRATIVE PERMIT FOR DEMOLITION OF THE EXISTING RESIDENCE, GARAGE AND GUEST HOUSE (TOTAL AREA OF 2,658 SQ. FT. TO BE DEMOLISHED) AND THE CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING (8,704 SQ. FT.) WITH ATTACHED GARAGE (1,090 SQ. FT.) AND DETACHED MEDITATION ROOM (867 SQ. FT.) INCUDING ASSOCIATED GRADING (1,100 CUBIC YARDS CUT/1,,200 CUBIC YARDS FILL) AND RETAINING WALLS; A COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF 4 MONTEREY PINE TREES; AND A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT ON SLOPES

EXCEEDING 30%. THE PROPERTY IS LOCATED AT 190 SAN REMO DRIVE, CARMEL (ASSESSOR'S PARCEL NUMBERS 243-201-005-000 AND 243-201-004-000), COASTAL ZONE.

Craig Spencer, Project Planner, presented the project.

Joel Panzer, representative, inquired about several conditions.

BREAK – 10:06 a.m.

RECONVENE – 10:20 a.m.

After discussion, it was moved by Commissioner Padilla, seconded by Commissioner Errea and passed by the following vote to approve the Combined Development Permit.

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

4. U S A (PLN070168)

AMENDMENT TO PUBLIC WORKS CONDITION OF APPROVAL NUMBER 255 OF THE EAST GARRISON STANDARD SUBDIVISION (PLN030204) WHICH STATES: APPLICANT SHALL INSTALL A ROUNDABOUT AT THE INTERSECTION OF INTER-GARRISON ROAD AND THE WESTERLY PROJECT ENTRANCE. THIS INTERSECTOR SHALL BE DESIGNED TO OPERATE AT A LEVEL OF SERVICE (LOS) C OR LETTER IN THE YEAR OF PROJECT BUILDOUT. THE REQUEST IS TO MODIFY THE CONDITION TO STATE: APPLICANT SHALL INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF INTER-GARRISON ROAD AND THE WESTERLY PROJECT ENTRANCE. THIS INTERSECTION SHALL BE DESIGNED TO OPERATE AT A LEGAL OF SERVICE (LOS) C OR BETTER IN THE YEAR OF PROJECT BUILDOUT. THE PROPERTY IS LOCATED ON RESERVATION ROAD, SALINAS (ASSESSOR'S PARCEL NUMBERS 031-161-003-000, 031-161-004-000, 031-161-005-000, 031-161-006-000, 031-161-012-000, 031-161-013-000 AND 031-161-014-000) GREATER MONTEREY PENINSULA AREA.

Brittany Nicholson, Project Planner, presented the project.

It was moved by Commissioner Isakson, seconded by Commissioner Errea and passed by the following vote to approve the amendment to Public Works condition number 255 of Combined Development Permit (PLN030204).

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

5. MILLER TRACY N/PEGGY S. (PLN070034)

APPEAL OF AN ADMINISTRATIVE INTERPRETATION BY THE DIRECTOR OF PLANNING TO GRANT ONE (1) CERTIFICATE OF COMPLIANCE ON THE MILLER REQUEST FOR THREE (3) CERTIFICATES OF COMPLIANCE (PLANNING FILES CC030072, 73, AND 74). THE PROPERTY IS LOCATED AT 801 LOS LAURELES GRADE, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 151-011-005-000), CARMEL VALLEY MASTER PLAN AREA.

Staff requested a continuance to May 30th to allow additional time to resolve some issues surrounding the appeal.

Joel Panzer, representative, spoke to the appeal.

It was moved by Commissioner Vandevere, seconded by Commissioner Salazar and passed by the following vote to continue this item to May 30, 2007.

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

6. WILLIAMS TIM ARTHUR ET AL (PLN070128)

PUBLIC HEARING TO CONSIDER MODIFICATION OR REVOCATION OF A USE PERMIT AND DESIGN APPROVAL (PLANNING COMMISSION RESOLUTION NO. 05029, PLN040720/WILLIAMS) THAT ALLOWED FOR CONVERSION OF A SINGLE FAMILY RESIDENCE TO A BED AND BREAKFAST, COMMONLY KNOWN AS LAS FUENTES. THE PROPERTY IS LOCATED AT 350 CALLE DE LOS AGRINEMSOR (ASSESSOR'S PARCEL NUMBER 189-531-004-000), CARMEL VALLEY AREA

BREAK – 10:55 a.m.
RECONVENE – 11:00 a.m.

Elisa Manuguerra, Project Planner, presented the project and read a letter from the applicant stating that he is withdrawing the project.

Applicants Sandy and Frank Dobronte apologized for using Commissioner Diehl's name in the letter to withdraw. They have decided that the Bed and Breakfast is not in their business plan. What they want now is a short term rental permit.

Counsel inquired if they are abandoning their Use Permit. Dobronte responded yes. Counsel states that staff will need to come back with a resolution of abandonment and revised traffic fees, which are proportioned to use.

Public Comment: Margaret Robbins, Bryan Graham, Owen Rayburn, Gail Parish, Carol Collins, Christine Williams, Debbie Graham, Tim Sanders

Dobrontes appreciated the concern of neighbors. They will not attempt to have events, they are strictly going for short term rental. It is for sale because there is a plan to move. She is looking for new partners.

It was moved by Commissioner Brown, seconded by Commissioner Salazar and passed by the following vote to continue the item for staff to come back with information concerning withdrawal/abandonment of the Use Permit.

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

7. THE KF TERRA LP (PLN040522)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 2,104 SQUARE FOOT, TWO-STORY, SINGLE FAMILY RESIDENCE, 367 SQUARE FOOT ATTACHED GARAGE/STORAGE, GRADING (771 CUBIC YARDS CUT/150 CUBIC YARDS FILL), ROOF MOUNTED SOLAR, SEPTIC SYSTEM, RELOCATE WATER LINES; A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES GREATER THAN 30%; COASTAL DEVELOPMENT PERMITS TO RE-ESTABLISH AN ABANDONED ROAD CUT WITHIN 30% SLOPE AND WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT (ESHA); AND DESIGN APPROVAL. THE PROJECT IS LOCATED AT 35567 HIGHWAY ONE, MONTEREY, BIG SUR LAND USE AREA.

Carl Holm, Project Planner, presented the project.

Lisa Kleissner, applicant, requested modifications in the staff report and relayed they will repair/replace water lines.

Mark Blum, representative, answered questions.

BREAK – 12:01 p.m.

RECONVENE – 12:15 p.m.

Commissioner Ottone left at 12:10 p.m.

Staff made changes to finding 1 (h) and (i) and recommended that Condition #6 be deleted.

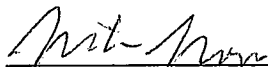
Applicant agreed with the changes.

It was moved by Commissioner Vandevere, seconded by Commissioner Isakson and passed by the following vote to approve the Combined Development Permit with changes as discussed.

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

ADJOURNMENT: 12:20 p.m.

ATTEST



MIKE NOVO, SECRETARY

MN:kb/ca