

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
MAY 30, 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, Juan Sanchez, Aurelio Salazar (Vice Chairman), Keith Vandevere

B. COMMENT PERIOD:

PUBLIC – None

COMMISSION – Salazar thanked Counsel for the information he had requested and spoke to the upcoming election.

SECRETARY – Introduced two new Planners, Joe Sidor and Rick Soto-Lopez.

C. APPROVAL OF MINUTES – March 28, April 11 and 25, 2007

It was the consensus of the Commission to postpone voting on these minutes until the next meeting as some Commissioners did not receive the minutes.

G. COMMISSION REFERRALS – Discussed by Secretary Mike Novo.

D. SCHEDULED ITEMS

1. WILLIAMS TIM ARTHUR ET AL (PLN070128)

CONTINUED FROM 04/25/07. ADOPT RESOLUTION TO ACKNOWLEDGE ABANDONMENT 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, AND DIRECT STAFF TO PURSUE AMENDMENT OF THE TRAFFIC FEE AGREEMENT. THE PROPERTY IS LOCATED AT 350 CALLE DE LOS AGRINEMSOR (ASSESSOR'S PARCEL NUMBER 189-531-004-000), CARMEL VALLEY AREA

Elisa Manuguerra, Project Planner, presented the resolution acknowledging the owner's abandonment of the bed and breakfast use permit.

Counsel stated that no action is required except to acknowledge the resolution to abandon the Use Permit.

Commissioner Diehl requested the impact fee issue be addressed.

Counsel explained that staff will take it to the Board of Supervisors for adoption.

Todd Bessire, representative, explained that Public Works was investigating the traffic fee that was already paid. He agreed with the contents of the resolution presented to the Planning Commission. He didn't agree that the fee agreement had to return to the Board of Supervisors.

Counsel stated that it needs to return to the Board of Supervisors for amendment of the payment schedule.

Chad Alinio, Public Works, is looking into the fee reimbursement issue.

Commissioner Vandevere asked that the record reflect that the use was abandoned as of the last meeting date (April 25, 2007).

It was moved by Commissioner Diehl, seconded by Commissioner Padilla and passed by the following vote to acknowledge that the Use Permit for a bed and breakfast (Planning Commission Resolution No. 05029 PLN040720/Williams) be abandoned.

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

2. THORNLEY ANTHONLY & GILLIAN TR (PLN060510)

APPEALED FROM THE 2/22/2007 ZONING ADMINISTRATOR HEARING. COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 13,346 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED FOUR-CAR GARAGE, (2) AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR A DETACHED 773 SQUARE FOOT SENIOR UNIT, AND (3) A DESIGN APPROVAL FOR A 564 SQUARE FOOT DETACHED GUESTHOUSE, AN EQUESTRIAN FACILITY (3,602 SQUARE FOOT STABLE AND 1,706 SQUARE FOOT HAY BARN/THREE-CAR GARAGE), THE REMOVAL OF TWENTY-EIGHT MONTEREY PINE TREES AND GRADING (6,300 CUBIC YARDS OF CUT/7,100 CUBIC YARDS OF FILL). THE PROPERTY IS LOCATED AT 9 GOODRICH TRAIL, CARMEL (ASSESSOR'S PARCEL NUMBER 239-102-019-000), CARMEL VALLEY MASTER PLAN AREA.

Jennifer Savage, Project Planner, presented this item and asked for a continuance to June 13, 2007.

It was moved by Commissioner Diehl, seconded by Commissioner Errea and passed by the following vote to continue the project to June 13, 2007

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

3. MCVICAR CHERYL WHITWORTH (PLN060218)

USE PERMIT (NO FEE) AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 500 SQUARE FOOT DETACHED TWO-CAR GARAGE IN A HISTORIC RESOURCE, OR "HR", DISTRICT. THE PROPERTY IS LOCATED AT 32 SECOND AVENUE, SPRECKELS (ASSESSOR'S PARCEL NUMBER 177-031-003-000), GREATER SALINAS AREA.

Jennifer Savage, Project Planner, presented the project.

Mark Norris, representative, agreed to the conditions.

After discussion, it was moved by Commissioner Isakson, seconded by Commissioner Errea, and passed by the following vote to approve the Use Permit including a change to Condition 5, lighting, as presented by staff.

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

Commissioner Diehl stated that this type of item should be considered as a consent item.

4. MILLER TRACY N. & PEGGY S. (PLN070034)

CONTINUED FROM 04/25/07. WITHDRAWAL OF 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.

Laura Lawrence, Project Planner, stated that the appeal has been withdrawn and no action is required.

5. ROCKY POINT RESTAURANT LLC (PLN050296)

CONTINUED FROM 3/28/07. COMBINED DEVELOPMENT PERMIT TO ALLOW AFTER-THE-FACT PERMITS (VIOLATION#: CE990087) CONSISTING OF: COASTAL ADMINISTRATIVE PERMIT 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.

Carl Holm, project planner, requested that the project be tabled as the applicant is still working on easement issues relating to the water system.

Commissioner Vandevere and Diehl wanted to ensure that the project was brought back for a decision in a timely manner, as the applicant has no interest in getting this resolved quickly and the cell phone service is badly needed for the area's safety.

It was moved by Commissioner Brown, seconded by Commissioner Vandevere and passed by the following vote to continue this item to June 27, 2007.

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

6. REDEVELOPMENT AGENCY (GPZ070004)

ZONING RECLASSIFICATION TO REZONE A THREE-ACRE PORTION OF A 20 ACRE PARCEL FROM THE "PQP-D-S" ZONING CLASSIFICATION (PUBLIC/QUASI- PUBLIC WITH DESIGN REVIEW AND SITE REVIEW OVERLAYS) TO "LC-D-S" ZONING CLASSIFICATION (LIGHT COMMERCIAL WITH DESIGN REVIEW AND SITE REVIEW OVERLAYS). THE SUBJECT SITE IS LOCATED AT 2700 IMJIN PARKWAY (ASSESSOR'S PARCEL NUMBER 031-101-039-000), AT THE INTERSECTION OF IMJIM ROAD AND ABRAMS ROAD, FORT ORD AREA.

Luis Osorio, Project Planner, presented the project.

It was moved by Commissioner Isakson, seconded by Commissioner Brown and passed by the following vote to recommend approval of the Zoning Reclassification including the parcel numbers, which were inadvertently left out of the staff report, to the Board of Supervisors.

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

E. OTHER MATTERS:

It was moved by Commissioner Padilla, seconded by Commissioner Diehl and passed by the following vote to accept the **resignation of Steve Clatterbuck** and **appoint Steve Snodgrass** to the **NORTH COUNTY NON-COASTAL LUAC**.

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

It was moved by Commissioner Diehl, seconded by Commissioner Errea and passed by the following vote to **reappoint Paul DeLay** to the **DEL MONTE FOREST LUAC**.

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

It was moved by Commissioner Vandever, seconded by Commissioner Diehl and passed by the following vote to **appoint Lindsay Friday** to the **CACHAGUA LUAC**.

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

F. DEPARTMENT REPORT: Training Budget for Planning Commissioners

Secretary Novo discussed the **2007-08 Commission budget**. Deputy County Counsel Strimling explained that the Planning Commission is eligible for reimbursement of necessary expenses.

Following discussion, it was moved by Commissioner Isakson, seconded by Commissioner Errea, and passed by the following vote that each commissioner be reimbursed up to \$700.00 for training, with flexibility to allocate the amount between Planning Commissioners by mutual agreement.

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

BREAK – 9:53 a.m. RECONVENE – 10:30 a.m.

Secretary Novo relayed that Al Mulholland has retired from the Water Resources Agency and Tom Moss and Jennifer Barbot will be attending Commission meetings. Projects scheduled for June were reviewed.

Commissioner Brown voiced concern about LUAC. He would like to see a list of candidates that are interested in being on the subcommittee by the June 27th meeting.

Commissioner Diehl would like guidelines for consent items.

7. SALINAS VALLEY SOLID WASTE AUTHORITY (SVSWA) (PLN060239)

CONTINUED FROM 12/13/06. USE PERMIT TO ALLOW THE EXPANSION OF JOHNSON CANYON LANDFILL INCLUDING A 16.3 ACRE HORIZONTAL EXPANSION, APPROXIMATELY 4.5 MILLION TONS OF ADDITIONAL CAPACITY, APPROXIMATELY 40 FOOT LANDFILL ELEVATION INCREASE TO TOTAL LANDFILL HEIGHT OF 100 FEET ABOVE NATURAL GRADE ALONG THE WESTERN SLOPES (FACING THE CITY OF GONZALES) AND RELOCATION OF THE ENTRANCE FACILITY INCLUDING THE CONSTRUCTION OF NEW PARKING LOTS, SCALE HOUSE (234 SQUARE FEET), STAFF FACILITIES (1,383 SQUARE FEET) AND HOUSEHOLD HAZARDOUS WASTE BUILDING (4,380 SQUARE FEET). THE PROPERTIES ARE LOCATED AT 31400 & 31800 JOHNSON CANYON ROAD, GONZALES (ASSESSOR'S PARCEL NUMBERS 223-042-017-000 AND 223-042-018-000), JOHNSON CANYON SANITARY LANDFILL, CENTRAL SALINAS VALLEY AREA.

Bob Schubert, Project Planner, presented the project and pointed out the changes/revisions made to the staff report.

Steve Johnson, General Manager of the Salinas Valley Solid Waste Authority (applicant), agreed to the conditions and changes in the report and gave a presentation.

Public Works added a non-standard condition regarding the payment of Transportation Agency of Monterey County fees.

Counsel mentioned that a landfill buffer zone ordinance is in its draft stage now.

Commissioner Diehl voiced concerns regarding Condition 5, Landscape Plan and Maintenance; Condition 46, Emergency notification with the Sheriff's office, and Finding 4. Commissioner Vandever voiced concern with Finding 4, evidence b, and Finding 5. Modifications were suggested for these conditions and findings.

It was moved by Commissioner Isakson, seconded by Commissioner Sanchez and passed by the following vote to adopt staff's recommendation, including a handout presented at the hearing by staff, to:

1. Consider the Final Environmental Impact Report (EIR) and Subsequent EIR Addendums Adopted by the Salinas Valley Solid Waste Authority;
2. Adopt a Statement of Overriding Considerations and approve the Development Permit for the Johnson Canyon Landfill expansion, based on the Findings and Evidence and subject to the recommended Conditions, and
3. Adopt the Condition Compliance and Mitigation Monitoring Reporting Plan.

along with changes/revisions made to the staff report and changes expressed by Commissioners Diehl, Vandevere and Padilla.

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

8. PIZANO FIDEL A. & MARGARITA A. (PLN030075)

CONTINUED FROM JANUARY 31, 2007. 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 and relayed that Environmental Health has requested a continuance as data is still being collected.

It was moved by Commissioner Brown, seconded by Commissioner Errea, and passed by the following vote to continue the project to June 27, 2007.

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

ADJOURNMENT: 11:20 a.m.

ATTEST



MIKE NOVO, SECRETARY

MN:kb/ca