

FINAL
MONTEREY COUNTY PLANNING COMMISSION
JULY 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, Juan Sanchez, Aurelio Salazar (Vice Chairman), Keith Vandevere
Absent: None

B. COMMENT PERIOD:

PUBLIC – None
COMMISSION – None

C. APPROVAL OF MINUTES – June 13, June 27, and July 11, 2007

It was moved by Commissioner Diehl, seconded by Commissioner Sanchez and passed by the following vote to approve the minutes of **June 13, 2007**.

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

It was moved by Commissioner Diehl, seconded by Commissioner Errea and passed by the following vote to approve the minutes of **June 27, 2007**.

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

It was moved by Commissioner Diehl, seconded by Commissioner Errea and passed by the following vote to approve the minutes of **July 11, 2007**.

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

Commissioner Diehl thanked Secretary Novo for the minutes.

D. SCHEDULED ITEMS

1. OH HYUN BIN & KYUNG (PLN060212)

COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 5,407 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH A 1,156 SQUARE FOOT ATTACHED GARAGE; A COASTAL DEVELOPMENT

PERMIT TO ALLOW A 425 SQUARE FOOT SECOND STORY GUESTHOUSE OVER A PORTION OF THE ATTACHED GARAGE; AND A COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF 37 MONTEREY PINE TREES (RANGING FROM 6" TO 25" IN DIAMETER) . THE PROPERTY IS LOCATED AT 1264 LISBON LANE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-234-001-000), SOUTH EAST CORNER OF LISBON LANE, DEL MONTE FOREST AREA, COASTAL ZONE.

Elizabeth Gonzales, Project Planner, presented the project.

Commissioner Vandevere revised the last sentence of Finding 1, Evidence (f) to read: A condition requires the applicant to record a deed restriction that this unit will be maintained in accordance with ~~these standards~~ (Condition #11) "the regulations applicable to guesthouses (Condition # 12)."

Alan Turpen, representative, accepted the conditions and agreed to the changes as discussed.

It was moved by Commissioner Vandevere, seconded by Commissioner Diehl and passed by the following vote to approve the Combined Development Permit including the change to Finding 1, Evidence (f).

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

2. WITTE MATTHEW L TR (PLN070058)

COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) A USE PERMIT TO ALLOW THE REMOVAL OF 18 PROTECTED OAK TREES; A USE PERMIT TO ALLOW DEVELOPMENT ON SLOPES IN EXCESS OF 30%; 3) AN ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 7,070 SQUARE FOOT SINGLE FAMILY RESIDENCE, DETACHED 578 SQUARE FOOT TWO-CAR GARAGE, A 410 SQUARE FOOT GUESTHOUSE, AND A 1,680 SQUARE FOOT BARN/WORKSHOP IN A SITE PLAN REVIEW ZONING DISTRICT; 4) AN ADMINISTRATIVE PERMIT TO ALLOW A 1,157 SQUARE FOOT CARETAKER UNIT; AND 5) A DESIGN APPROVAL. GRADING IS APPROXIMATELY 3,200 CUBIC YARDS CUT AND 750 CUBIC YARDS FILL. THE PROPERTY IS LOCATED AT 5, 5A AND 5B VISTA CIELO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 239-051-036-000), SANTA LUCIA PRESERVE SUBDIVISION, GREATER MONTEREY PENINSULA AREA.

Paula Bradley, Project Planner, presented this item including changes to Condition #7, TREE AND ROOT PROTECTION - SANTA LUCIA PRESERVE.

During discussion regarding the tree and root protection for this project, Secretary Novo suggested scheduling a future workshop for the Commission regarding environmental review of projects at Santa Lucia Preserve. The Commission agreed with the suggestion.

Joel Panzer, representative, accepted the recommended conditions and answered questions.

It was moved by Commissioner Brown, seconded by Commissioner Salazar and passed by the following vote to Consider the Addendum and the Environmental Impact Report for the Santa Lucia Preserve (EIR 94-005); and approve the Combined Development Permit with changes to Condition #7.

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

Break – 10:23 a.m. Reconvene – 10:35 a.m.

3. LUGO RUBEN (PLN070341)

FEE WAIVER REQUEST FOR WAIVER OF MITIGATION MONITORING FEE DEPOSIT FOR THE LUGO MINOR SUBDIVISION TENTATIVE MAP APPLICATION (PLN050669/MS RESOLUTION NO. 07007). THE PROPERTY IS LOCATED AT 58707 JOLON ROAD, KING CITY (ASSESSOR'S PARCEL NUMBER 421-101-029-000), CENTRAL SALINAS VALLEY AREA.

Nadia Amador, Project Planner, presented this item.

Danielle Brown, representative, answered questions.

It was moved by Commissioner Sanchez, seconded by Commissioner Errea and passed by the following vote to approve the waiver of the Mitigation Monitoring Fee deposit of \$5,419.86 for Planning File No. PLN050669.

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

4. THORNLEY ANTHONLY & GILLIAN TR (PLN060510)

CONTINUED FROM 6/13/07. 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, clarified that it was an appeal, and answered questions. Staff recommended that the Commission adopt a resolution of intent to bring back appropriate findings.

Brian Finegan, representative, gave a presentation. The architect on the project, Craig Roberts, spoke and was also available to answer questions.

Maureen Hamb, arborist, discussed tree related issues on the site and tree mitigation planting that had already been completed.

Anthony Thornley spoke in favor of the project.

Public Comment: Tom Gray

It was moved by Commissioner Vandever and seconded by Commissioner Diehl to adopt a resolution of intent to deny the appeal and deny the project and continue the hearing to August 29, 2007 to allow time for staff to prepare appropriate findings. After further discussion, Commissioner Sanchez made a substitute motion,

seconded by Commissioner Isakson, to continue the hearing to August 29, with direction to staff to analyze and present information regarding the feasibility of alternatives for the project. The substitute motion was passed by the following vote:

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

5. LUAC GUIDELINES SUBCOMMITTEE

Carl Holm requested that Commissioner Vandever replace Commissioner Diehl on the LUAC Guidelines Subcommittee.

It was moved by Commissioner Salazar, seconded by Commissioner Brown, and passed by the following vote to replace Commissioner Diehl with Commissioner Vandever on the LUAC Guidelines Subcommittee.

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

6. GENERAL PLAN SUBCOMMITTEE

At a special meeting of the Planning Commission on July 18th, the Chair selected five Commissioners, one representing each of the Supervisor's Districts, to participate in an ad hoc subcommittee on the general plan. As Commissioner Rochester was absent on July 18th, Commissioner Padilla was selected to represent District 2, with a provision that Commissioner Rochester would be the representative if that was his desire.

Commissioner Padilla reported that Commissioner Rochester had agreed to serve on the Subcommittee.

E. OTHER MATTERS

BIG SUR LUAC – It was moved by Commissioner Diehl, seconded by Commissioner Salazar and passed by the following vote to *reappoint Ned Callihan* to the Big Sur LUAC.

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

TORO LUAC – It was moved by Commissioner Isakson, seconded by Commissioner Salazar and passed by the following vote to *appoint Mark Kennedy* to the Toro LUAC.

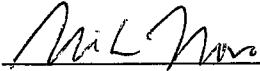
AYES: Errea, Brown, Isakson, Padilla, Ottone, Rochester, Diehl, Sanchez, Salazar, Vandever
NOES: None
ABSENT: None

F. DEPARTMENT REPORT – NONE

G. COMMISSION REFERRALS – Secretary Novo reviewed the referral list. Commissioner Diehl requested that the covered parking ordinance be presented as soon as possible to the Commission.

ADJOURNMENT: 12:30 p.m.

ATTEST



MIKE NOVO, SECRETARY

MN:kb/ca