

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
DECEMBER 12, 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: Jay Brown, Miguel Errea, Matthew Ottone, Cosme Padilla, Don Rochester (Chairman), Aurelio Salazar (Vice Chairman), Juan Sanchez, Keith Vandevere
Absent: Nancy Isakson, Martha Diehl (arrived later)

B. COMMENT PERIOD:

PUBLIC – None

Commissioner Diehl arrived.

COMMISSION – Commissioners shared thoughts on Supervisor Jerry Smith.

C. APPROVAL OF MINUTES – October 10, 2007, October 31, 2007, and November 14, 2007.

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

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

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

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

It was moved by Commissioner Vandevere, seconded by Commissioner Padilla, and passed by the following vote to approve the minutes of November 14, 2007.

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

D. SCHEDULED ITEMS

1. READ JAMES PETER JR TR ET AL (PLN060059)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL DEVELOPMENT PERMIT FOR THE DEVELOPMENT AND PERMANENT INSTALLATION OF A SEA WALL WITHIN 50 FEET OF THE EDGE OF A COASTAL BLUFF; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF AN AREA CONTAINING SENSITIVE HABITAT; 3) A

COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES GREATER THAN 30%; 4) A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE. THE PROPERTY IS LOCATED AT 3158 17 MILE DRIVE PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-491-013-000), WEST OF 17 MILE DRIVE, DEL MONTE FOREST AREA, COASTAL ZONE.

Project Planner Ramon Montano presented the project and distributed a memorandum with errata for the findings and conditions.

Commissioners asked questions regarding the height, purpose, structure, and look of the seawall. Other questions were related to the timing of construction and the protection of the trees and the protection of the marine mammals. Commissioner Vandevere suggested changes to Mitigation Measures 1 and 2.

Peter Read, property owner, stated that construction would not occur during pupping season.

Bud Carney, project representative, showed how the wall would appear.

John Bridges, project representative, stated that the findings and conditions, as corrected and with changes suggested to mitigation measures 1 and 2, were acceptable.

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Sanchez, and passed by the following vote to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approve the Combined Development Permit based on the findings and evidence and subject to the recommended conditions, including the corrections suggested by staff and suggested changes to Mitigation Measures 1 and 2.:

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

2. ALADIN PROPERTIES (PLN070316)

COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) A USE PERMIT TO ALLOW THE CONSTRUCTION OF A 70,920 SQUARE FOOT WAREHOUSE WITH OFFICE SPACE FOR A WINE DISTRIBUTION FACILITY; 2) A USE PERMIT TO ALLOW A REDUCTION IN THE REQUIRED PARKING; AND 3) A LOT LINE ADJUSTMENT TO ALLOW THE MERGER OF THREE PARCELS. THE PROPERTY IS LOCATED AT 11405 & 11385 COMMERCIAL PARKWAY, CASTROVILLE (ASSESSOR'S PARCEL NUMBERS 133-492-017-000, 133-492-018-000 AND 133-492-019-000), CASTROVILLE INDUSTRIAL PARK, NORTH COUNTY NON-COASTAL AREA.

Commissioner Ottone recused himself due to a potential conflict of interest and left the chambers.

Project Planner Luis Osorio presented the project and a memorandum recommending additional conditions and mitigation measures.

Commissioners asked questions regarding the parking reduction request and how that would affect changes of use in the future.

John Silva, project representative, explained the parking situation, development of the industrial park, and the reasons for the limitations on uses in the park.

Roger Van Horn, Environmental Health, discussed a change to condition 24.

Public Comment: None

It was moved by Commissioner Padilla, seconded by Commissioner Brown, and passed by the following vote to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan and approve the Combined Development Permit based on the findings and evidence and subject to the recommended conditions, including the changes to conditions and mitigation measures recommended by staff:

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

Commissioner Ottone returned to the dais.

3. QUAIL LODGE INC. (PLN070205)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) A USE PERMIT FOR A WIRELESS COMMUNICATIONS FACILITY TO EXTEND AN EXISTING ELEVATOR SHAFT TO ALLOW PLACEMENT OF ANTENNAS INSIDE THE WALLS; (2) A USE PERMIT TO ALLOW THE WIRELESS COMMUNICATION FACILITY TO ATTAIN A HEIGHT NOT TO EXCEED 47 FEET; (3) AN ADMINISTRATIVE PERMIT FOR DEVELOPMENT WITHIN A SITE PLAN REVIEW DISTRICT ("S" DISTRICT); AND (4) A DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 3665 RIO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 009-562-013-000), CARMEL VALLEY MASTER PLAN AREA.

Project Planner Osorio withdrew the item from the agenda.

Public Comment: None.

The item was withdrawn from the agenda.

4. MONTEREY COUNTY SPCA INC (PLN060658)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) A USE PERMIT TO EXPAND THE EXISTING KENNEL AND OFFICE FACILITIES BY 10,000 SQUARE FEET; (2) A USE PERMIT FOR THE REMOVAL OF 30 PROTECTED OAK TREES; (3) A USE PERMIT FOR DEVELOPMENT ON SLOPES IN EXCESS OF 30%; (4) AN ADMINISTRATIVE PERMIT FOR DEVELOPMENT IN A VISUAL SENSITIVITY DISTRICT; AND (5) A LOT LINE ADJUSTMENT TO COMBINE FOUR SUBSTANDARD LOTS, ON A 5.5 ACRE AREA OF A TOTAL 219.43 ACRE PROPERTY. THE PROJECT IS A RENOVATION AND EXPANSION OF THE SPCA EXISTING FACILITIES AND INCLUDES A TOTAL 2,000 SQUARE FOOT SINGLE FAMILY DWELLING AND STORAGE FACILITY. GRADING IS APPROXIMATELY 3,600 CUBIC YARDS CUT AND 5,040 CUBIC YARDS OF FILL. THE PROPERTIES ARE LOCATED AT 1002 HIGHWAY 68, MONTEREY (ASSESSOR'S PARCEL NUMBERS 173-011-003-000, 017, 018, 019, AND 020), GREATER MONTEREY PENINSULA AREA.

Commissioner Ottone recused himself due to a potential conflict of interest and left the chambers.

Project Planner Bradley presented the project and handed out an errata sheet revising conditions 2 and 41 and adding two conditions and discussed a change to Mitigation Measure 1.

Commissioners asked questions regarding use of the facility and alternatives to development on slopes greater than 30 percent.

Tyler Potter, applicant's representative, stated that the conditions and the changes were acceptable.

Gary Tiscornia, SPCA Executive Director, explained how the animal adoption system was going to change.

Public Comment: Bruce Crist.

Commissioners discussed how to weigh and determine feasibility of projects on slopes over 30 percent and for tree removal.

It was moved by Commissioner Diehl, seconded by Commissioner Salazar, and passed by the following vote to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan and approve the Combined Development Permit based on the findings and evidence and subject to the recommended conditions, including the changes to findings and conditions recommended by staff:

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

Commissioner Ottone returned to the dais.

5. DALE DENVER DUDLEY STANTON (PLN070208)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 6,292 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING INCLUDING AN ATTACHED GARAGE (1,369 SQUARE FEET), A DETACHED POOL HOUSE AND WINE CELLAR (501 TOTAL SQUARE FEET), SWIMMING POOL AND GRADING OF 2,170 CU. YDS. (1,300 CUT AND 870 FILL); (2) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF A 822 SQUARE FOOT CARETAKER'S UNIT WITH A 333 SQUARE FOOT ATTACHED GARAGE AND A 126 SQUARE FOOT COVERED PORCH; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF 31 PINE AND 12 OAK TREES. THE PROPERTY IS LOCATED AT 1264 SOMBRIA LANE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-301-002-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Project Planner David Greene presented the project and an errata memorandum.

The Commissioners had questions regarding the staff recommendation for redesign and the fire turnaround requirements.

Eric Miller, project designer, objected to staff's recommendations.

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Sanchez, and passed by the following vote to continue the item to January 30, 2008, to allow staff time to work with the applicant on the site design and obtain additional information from the Fire District:

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

6. STAKING AND FLAGGING CRITERIA (PD070742)

WORKSHOP REGARDING STAKING AND FLAGGING CRITERIA (COUNTY-WIDE).

Project Planner David Greene presented a request to continue this item to January 9, 2008.

Public Comment: None

It was moved by Commissioner Errea, seconded by Commissioner Brown and passed by the following vote to continue this item to January 9, 2008.

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

7. WORKSHOP RELATED TO AMENDMENTS TO CHAPTERS 20.58 AND 21.58 TO MODIFY REQUIREMENTS RELATED TO COVERED PARKING (PLN060514)

WORKSHOP TO DISCUSS OPTIONS FOR AMENDING CHAPTER 20.58 (COASTAL) AND CHAPTER 21.58 (NON-COASTAL) OF THE MONTEREY COUNTY CODE (REGULATIONS FOR PARKING) RELATED TO THE COVERED PARKING REQUIREMENT FOR PROJECTS IN RESIDENTIAL ZONING DISTRICTS.

Manager Bob Schubert presented various options.

Public Comment: None

After discussion, it was moved by Commissioner Brown, seconded by Commissioner Sanchez, and passed by the following vote to direct staff to draft an ordinance patterned after Option 1. Option 1 would be drafted to require one covered parking space only in High Density and Medium Density Residential zoning districts. All other zoning districts would not contain requirements to provide covered parking.

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

E. OTHER MATTERS

NORTH COUNTY NON-COASTAL LUAC –Commissioner Padilla thanked Brian Brennan and accepted his resignation asking that a letter be sent thanking him for his service.


F. DEPARTMENT REPORT – Secretary Novo reported on the General Plan update status, and the need for LUAC members on some of the Committees and distributed a memorandum summarizing conflict of interest requirements.

Commissioner Diehl left at 12:13 p.m.

G. COMMISSION REFERRALS – Commissioner Brown asked that the South County LUAC revised boundaries acted upon by the Planning Commission be sent to the Board of Supervisors as soon as possible. He also has set up a presentation by the U.S. Army regarding future activities at Fort Hunter Liggett and has asked that it be first on the agenda for January 30.

ADJOURNMENT - 12:16 p.m.

ATTEST



MIKE NOVO, SECRETARY

MN