

FINAL
MONTEREY COUNTY PLANNING COMMISSION
JANUARY 30, 2008
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, Matthew Ottone, Don Rochester (Chairman), Juan Sanchez, Keith Vandevere, Jay Brown, Aurelio Salazar (Vice Chairman), Martha Diehl (arrived at 9:07, during item B.2), Nancy Isakson (arrived at 9:12, at the beginning of item D.1)

Absent: Cosme Padilla

B. COMMENT PERIOD:

1. **PUBLIC** – Joel Panzer spoke with regard to streamlining redundant documents and their cost.
2. **COMMISSION** – Commissioner Salazar asked for a status report on the issue of selling off-site produce in farm stands.

C. APPROVAL OF MINUTES – NONE

D. SCHEDULED ITEMS

1. 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.

David Greene, Project Planner, presented the project.

Eric Miller, representative, stated that there are discrepancies throughout the staff report and handed out a letter from Paul DeLay.

The Commission had several questions of staff. Discussion followed. Mr. Miller stated that the Fire Department could not support staff's previous recommendation.

Public Comment: Jerry Agenbroad, Pebble Beach Fire Department, answered questions regarding the driveway and the fire department conditions.

Vandevere asked that the sentence about turnouts in Condition No. 10 be deleted. Mr. Agenbroad agreed to delete the sentence from Condition No. 10 regarding turnouts.

Commissioner Rochester departed at 9:50 a.m. and Commissioner Salazar presided.

It was moved by Commissioner Diehl, seconded by Commissioner Isakson and passed by the following vote to trail this item to 1:30 p.m. to allow staff to revised findings and conditions.

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

2. ROMAN CATHOLIC BISHOP OF MTRY (PLN070491)

USE PERMIT TO ALLOW THE REPLACEMENT OF A FLAGPOLE WITH A 35 FOOT TALL CELLULAR ANTENNA (FLAG POLE DESIGN, NEW UTILITY POLE AND 2 EQUIPMENT CABINETS AT THE QUEEN OF HEAVEN CEMETERY). THE PROPERTY IS LOCATED AT 18200 DAMIAN WAY, SALINAS (ASSESSOR'S PARCEL NUMBER 125-012-013-000), NORTH COUNTY AREA.

Brittany Nicholson, Project Planner, presented the project.

Leah Hernikl, representative, agreed with the conditions.

It was moved by Commissioner Vandevere, seconded by Commissioner Errea and passed by the following vote to approve the Use Permit.

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

BREAK 10:15 a.m. RECONVENE 10:30 a.m.

3. SANTA RITA UNION SCHOOL DISTRICT (PLN070492)

USE PERMIT TO ALLOW THE INSTALLATION OF: (1) 3 METRO PCS ANTENNA PANELS TO AN EXISTING 70 FOOT POLE AND (2) 2 EQUIPMENT CABINETS WITH A STEP DOWN TRANSFORMER. THE PROPERTY IS LOCATED AT 1027 ROGGE ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 211-012-035-000), GREATER SALINAS AREA.

Brittany Nicholson, Project Planner, presented the project.

Leah Hernikl, representative, was in agreement with the conditions.

It was moved by Commissioner Sanchez, seconded by Commissioner Errea and passed by the following vote to grant the Use Permit.

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

4. KEIG DANIEL (PLN070462)

AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT TO ALLOW A WELL ON THE SUBJECT PROPERTY WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT RATHER THAN CONNECTING TO AN EXISTING WELL ON A SEPARATE OFF-SITE WELL LOT. THE APPROVED PERMIT (PLN040023) CONSISTS OF: 1) A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE CONSTRUCTION OF A 4,386 SQUARE FOOT TWO-STORY SINGLE FAMILY RESIDENCE WITH AN ATTACHED GARAGE/BASEMENT, DRIVEWAY, SEPTIC SYSTEM AND GRADING (1,500 CUBIC YARDS CUT/FILL); 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES GREATER THAN 30%; AND 3) A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT. THE PROPERTY IS LOCATED AT 120 CREST ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 241-221-005-000), CARMEL HIGHLANDS AREA, COASTAL ZONE.

Craig Spencer, Project Planner, requested a continuance to February 13, 2008 due to a noticing issue.

It was moved by Commissioner Diehl, seconded by Commissioner Vandevere and passed by the following vote to continue the public hearing on the project to February 13, 2008.

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

5. STEINY DOUGLAS & LISA (PLN060638)

GENERAL DEVELOPMENT PLAN AND COMBINED DEVELOPMENT PERMIT CONSISTING OF (1) AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW ONE 5,135 SQUARE FOOT COMMERCIAL RETAIL BUILDING (BUILDING A) WITH A 1,558 SQUARE FOOT WALKING DECK AND A 2,365 SQUARE FOOT COMMERCIAL RETAIL BUILDING (BUILDING B) WITH A 289 SQUARE FOOT WALKING DECK ; (2) A USE PERMIT AND DESIGN APPROVAL TO ALLOW FOUR MIXED USE COMMERCIAL AND RESIDENTIAL BUILDINGS (BUILDINGS C THROUGH F) WITHIN A COMMERCIAL DISTRICT; AND A (3) USE PERMIT TO ALLOW THE REMOVAL OF 17 PROTECTED OAK TREES. THE PROPERTY IS LOCATED AT 25 WEST CARMEL VALLEY ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBERS 187-433-017-000 AND 187-433-018-000), AT THE EASTERN CORNER OF THE INTERSECTION OF CARMEL VALLEY ROAD AND DEL FINO PLACE, CARMEL VALLEY MASTER PLAN AREA.

Anna Quenga, Project Planner, Roger Van Horn from Environmental Health, and Tom Moss from Water Resources Agency presented the project and answered questions from the Commissioners.

Anthony Lombardo, representative, discussed the project.

Public Comment: Todd Norgard, Pat Ireland

The Commissioners asked questions of staff.

Chad Alinio, Public Works, presented the site plan and answered questions from the Commissioners.

Commissioner Sanchez suggested a continuance to February 13, 2008 to allow time to work out the issues regarding storm water runoff, traffic report, water permit application, circulation diagram, health conditions, list of uses, and a full set of plans.

Anthony Lombardo, representative, agreed to the continuance.

It was moved by Commissioner Ottone, seconded by Commissioner Isakson and passed by the following vote to continue the project to February 13, 2008.

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

6. PORTER ESTATE COMPANY, BRADLEY (PLN060706)

CONTINUED FROM NOVEMBER 14, 2007 PLANNING COMMISSION MEETING TO JANUARY 30, 2008: AMENDMENT TO A PREVIOUSLY APPROVED USE PERMIT (PLN000348) TO RE-ROUTE THE UNION ASPHALT INC HAUL ROUTE TO ALLOW 10% OF DELIVERIES TO GO NORTH ON BRADLEY ROAD FROM HARE CANYON ROAD TO HIGHWAY 101. (NOTE: PREVIOUSLY APPROVED HAUL ROUTE ALLOWED NO TRUCK DELIVERIES TO TRAVEL NORTH ON BRADLEY ROAD FROM HARE CANYON ROAD TO HIGHWAY 101; ALL TRUCK DELIVERIES WERE TO TRAVEL SOUTH ON BRADLEY ROAD TO HIGHWAY 101). THE PROPERTY IS LOCATED AT 73050 HARE CANYON ROAD, BRADLEY (ASSESSOR'S PARCEL NUMBERS 424-101-012-000, 424-101-013-000, 424-101-014-000, 424-101-015-000, 424-101-017-000, AND 424-101-018-000), SOUTH COUNTY AREA.

Nadia Amador, Project Planner, requested a continuance to February 27, 2008 to allow time to circulate the Initial Study.

It was moved by Commissioner Errea, seconded by Commissioner Brown and passed by the following vote to continue the hearing on the project to February 27, 2008.

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

Commissioner Ottone departed and announced he would return at about 2:00 p.m.

E. OTHER MATTERS – None

F. DEPARTMENT REPORT – Secretary Novo reported that the recent turnout for recruitment for vacant planner positions was disappointing.

G. COMMISSION REFERRALS - None

BREAK – 11:45 a.m. RECONVENE – 1:30 p.m. Commissioner Rochester returned and resumed presiding as Chairman.

TRAILED ITEM 1 - DALE DENVER DUDLEY STANTON (PLN070208)

David Greene presented the proposed changes to the findings and conditions.

Carl Holm clarified and summarized the changes in the report. Staff recommended approval.

It was moved by Commissioner Diehl, seconded by Commissioner Sanchez and passed by the following vote to approve the Combined Development Permit as revised by staff.

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

Commissioner Ottone arrived at 1:40 p.m.

7. AMARAL RANCHES ET AL (PLN070444)

THREE YEAR EXTENSION REQUEST FOR THE PREVIOUSLY APPROVED MORISOLI STANDARD SUBDIVISION (PLN020016). THE APPROVED PROJECT INCLUDES A GENERAL PLAN AMENDMENT, ZONING RE-CLASSIFICATION, VESTING TENTATIVE MAP FOR THE SUBDIVISION OF 402 ACRES INTO 319 RESIDENTIAL LOTS INCLUDING 48 INCLUSIONARY HOUSING UNITS, USE PERMIT FOR DEVELOPMENT ON SLOPES GREATER THAN 30%, USE PERMIT FOR TREE REMOVAL AND USE PERMIT FOR EXPANSION OF AN EXISTING SEWAGE TREATMENT FACILITY. THE PROPERTY IS LOCATED AT PINE CANYON ROAD AND JOLON ROAD, APPROXIMATELY TWO MILES WEST OF KING CITY (ASSESSOR'S PARCEL NUMBERS 221-121-021-000, 221-121-025-000, 221-155-013-000, 221-161-017-000, 420-063-044-000, 420-063-045-000, 420-063-046-000, 420-063-054-000 AND 420-063-055-000), KING CITY AREA, CENTRAL SALINAS VALLEY AREA.

Luis Osorio, Project Planner, presented the extension request and suggested a continuance to allow time for the Commission to review the EIR before taking action. The Commission asked questions regarding the EIR, extension, and eminent domain in relation to this project.

Sheri Damon, representative, provided explanation and agreed to the continuance.

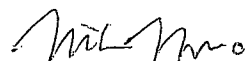
Public Comment: None.

It was moved by Commissioner Vandever, seconded by Commissioner Isakson and passed by the following vote to continue the hearing on the extension request to February 13, 2008.

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

ADJOURNMENT - 2:20 p.m.

ATTEST



MIKE NOVO, SECRETARY

MN:kb/ca