

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
FEBRUARY 27, 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.

I. ROLL CALL

Present: Jay Brown, Martha Diehl, Nancy Isakson (arrived during Item IV), Don Rochester, Aurelio Salazar, Jr. (Chairman), Cosme Padilla, Keith Vandevere (Vice Chair)
Absent: Steve Pessagno, Mathew Ottone, Juan Sanchez

II. COMMENT PERIOD:

**PUBLIC – NONE
COMMISSION – NONE**

III. APPROVAL OF MINUTES – January 9, 2008

It was moved by Commissioner Diehl, seconded by Commissioner Padilla and passed by the following vote to approve the minutes of January 9, 2008.

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

Commissioner Isakson arrived at 9:02 a.m.

IV. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS – NONE

V. COMMISSIONER COMMENTS, REQUESTS & REFERRALS - NONE

VI. ACTION ITEMS

1. PORTER ESTATE COMPANY (PLN060706)

CONTINUED FROM PLANNING COMMISSION MEETING OF JANUARY 30, 2008: AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT 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 424-101-013-000, 424-101-014-000, 424-101-015-000 AND 424-101-017-000, SOUTH COUNTY AREA.

Nadia Amador, Project Planner, relayed that the applicant requested a continuance to April 9, 2008 to allow more time to consider the recommended conditions.

Commissioner Brown stated a letter from the Bradley Union School District should be added to the project file.

It was moved by Commissioner Vandevere, seconded by Commissioner Brown and passed by the following vote to continue the project to April 9, 2008.

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

2. KEIG DANIEL J (PLN070462)

CONTINUED FROM PLANNING COMMISSION MEETING OF FEBRUARY 13, 2008. 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, presented the project.

Anthony Lombardo, representative, accepted the conditions.

Public Comment: None

Staff clarified that the word "lot" in Condition 17 should be changed to well "easement."

It was moved by Commissioner Diehl, seconded by Commissioner Vandevere and passed by the following vote to adopt the Addendum to the adopted Mitigated Negative Declaration, adopt the Mitigation Monitoring Plan and approve the project as amended.

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

3. R & Q MALL PROPERTIES LLC (PLN050545)

STANDARD SUBDIVISION OF THREE PROPERTIES OF 1.20, 1.38 AND 1.38 ACRES IN AREA (172,498 SQ. FT.), INTO 10 PARCELS IN THE HC-UR ZONING DISTRICT (EIGHT LOTS AT 15,000 SQ. FT, ONE AT 15,860 SQ. FT. AND ONE AT 19,644 SQ. FT.); AND A GENERAL DEVELOPMENT PLAN. THE PROPERTIES ARE LOCATED ON THE NORTHEASTERN CORNER OF MADISON LANE AND BORONDA ROAD, SALINAS (ASSESSOR'S PARCEL NUMBERS 261-041-024-000, 261-041-025-000 AND 261-041-026-000), GREATER SALINAS AREA.

Taven Kinison Brown, Project Planner, presented the project. Staff added a condition related to adding a note on the map for conditions applicable to future construction on the lots.

Commissioners spoke to discrepancies with the maps attached to the report, wanted language changes recommended by staff, had questions about the Fire Department conditions, and questioned the references to the Draft Boronda Community Plan.

Staff relayed that correspondence was received from the City of Salinas thanking the County for allowing them to review the project.

Michael Cling, representative, discussed the project, requested that the list of uses allowed include auto service and repair. He agreed with the conditions.

Chad Alinio, Public Works, answered questions relating to traffic trips and related impact fees.

It was moved by Commissioner Diehl, seconded by Commissioner Brown and passed by the following vote to adopt a Resolution of Intent to approve the project and continue the hearing to March 26, 2008 to allow time to make changes to the findings and conditions.

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

VII. ACTION/INFORMATION ITEMS - NONE

VIII. OTHER MATTERS

SOUTH COAST LUAC: It was moved by Commissioner Diehl, seconded by Commissioner Rochester and passed by the following vote to **reappoint Jerry Provost.**

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

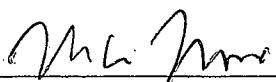
CACHAGUA LUAC: It was moved by Commissioner Vandevere, seconded by Commissioner Diehl and passed by the following vote to **reappoint Louise Bishop.**

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

IX. DEPARTMENT REPORT – Secretary Novo stated that the Form 700 annual forms are due. Commissioner Isakson asked that a status report on the General Plan be presented to the Commission.

ADJOURNMENT - 10:30 a.m.

ATTEST


MIKE NOVO, SECRETARY

MN:kb/ca