

**FINAL ACCEPTED  
MINUTES  
MONTEREY COUNTY PLANNING COMMISSION  
WEDNESDAY, AUGUST 26, 2009**

**PLEDGE OF ALLEGIANCE - 9:00 A.M.**

**A. ROLL CALL**

Present: Brown, Isakson, Rochester, Salazar, Vandever, Sanchez, Diehl, Ottone  
Absent: Pessagno, Padilla

**B. PUBLIC COMMENTS - None**

**C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS - None**

**D. APPROVAL OF MINUTES: May 27, 2009 and June 10, 2009**

It was moved by Commissioner Diehl and seconded by Commissioner Brown to approve the May 27, 2009 minutes and passed by the following vote:

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

It was moved by Commissioner Diehl and seconded by Commissioner Sanchez to approve the June 10, 2009 minutes and passed by the following vote:

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

**E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS - None**

**F. SCHEDULED ITEMS**

1. **9:00AM - TAYLOR GUSTAVO F TR - PLN080350**  
PLANNING AREA: CARMEL VALLEY MASTER PLAN AREA. PROJECT PLANNER: BRITTANY NICHOLSON. ENVIRONMENTAL STATUS: ADDENDUM TO THE SANTA LUCIA PRESERVE EIR PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 6,230 SQUARE-FOOT TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED 1,000

SQUARE-FOOT THREE-CAR GARAGE, A 1,055 SQUARE-FOOT BARN, AN 800 SQUARE-FOOT SWIMMING POOL, 15 GARDEN WALLS TOTALING 580 LINEAR FEET; 2) USE PERMIT FOR REMOVAL OF 11 OAK TREES; AND 3) ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 840 SQUARE-FOOT DETACHED SENIOR CITIZEN UNIT WITH A 253 SQUARE-FOOT COVERED TERRACE. GRADING CONSISTING OF APPROXIMATELY 240 CUBIC YARDS OF CUT AND 75 CUBIC YARDS OF FILL. THE PROPERTY IS LOCATED AT 8 GOODRICH TRAIL, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 239-102-021-000) CARMEL VALLEY MASTER PLAN AREA.

Project Planner Brittany Nicholson presented the project and an errata memorandum with suggested revisions to conditions and findings. .

Tom Meaney, representative for applicant gave overview of the Taylor property, the number of trees to be removed and where the house will be built.

Chair asked applicant to read the conditions and answer if he did understand.

**PUBLIC COMMENT:**

- Bill Patterson
- Christie Marquee
- Maureen Hamel, Arborist for the project agreed with conditions

Rick Sauerwein of Public Works updated condition number 17 regarding TAMC fees, and read into the record the new wording for condition.

It was moved by Commissioner Diehl and seconded by Commissioner Rochester to accept staff's recommendations along with including the changes suggested by Public Works and the errata presented by staff and passed by the following vote:

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

*Chair stated Heritage Oaks is requested to be continued and the item will taken up after item #2*

2. **9:00AM - BRADSHAW DENNIS & DONNA JOAN R - PLN090213**  
PLANNING AREA: GREATER SALINAS AREA. PROJECT PLANNER: VALERIE NEGRETE.  
ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: USE PERMIT AND DESIGN APPROVAL FOR DEVELOPMENT IN A HISTORIC RESOURCE ("HR") ZONING DISTRICT TO ALLOW A 280 SQUARE FOOT BEDROOM ADDITION AND A 143 SQUARE FOOT INTERIOR REMODEL TO AN EXISTING 1,820 SQUARE FOOT SINGLE FAMILY DWELLING. THE PROJECT IS LOCATED AT 79 FOURTH STREET, SPRECKELS. (ASSESSOR'S PARCEL NUMBER 177-053-016-000) SPRECKELS, GREATER SALINAS AREA PLAN.

Project planner Valerie Negrete requested a continuance to September 9, 2009 because the project was not properly noticed by the Planning Department.

It was moved by Commissioner Salazar and seconded by Commissioner Sanchez to continue the hearing to September 9, 2009 and passed by the following vote:

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

**5. 10:00AM - HERITAGE OAKS - PLN980503**

PLANNING AREA: NORTH COUNTY (NON-COASTAL AREA). PROJECT PLANNER: BOB SCHUBERT. ENVIRONMENTAL STATUS: FINAL ENVIRONMENTAL IMPACT REPORT PREPARED. PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT CONSISTING OF A STANDARD SUBDIVISION TO DIVIDE APPROXIMATELY 79 ACRES INTO 32 PARCELS RANGING IN SIZE FROM 1.0 ACRES TO 15.91 ACRES, INCLUDING ONE LOT (LOT 32) WITH FOUR INCLUSIONARY RENTAL UNITS; USE PERMIT FOR REMOVAL OF APPROXIMATELY 271 OAK TREES (FOR ROADS). USE PERMIT FOR FOUR INCLUSIONARY RENTAL UNITS; AND GRADING (APPROXIMATELY 5,100 CUBIC YARDS CUT AND 5,100 CUBIC YARDS FILL). THE PROJECT IS LOCATED EASTERLY OF SAN JUAN ROAD (ASSESSOR'S PARCEL NUMBERS 267-123-031-000 AND 267-051-014-000), APPROXIMATELY 600 FEET SOUTHERLY OF THE INTERSECTION OF SAN JUAN ROAD AND AROMAS ROAD AT THE TERMINUS OF REA AVENUE, AROMAS AREA, NORTH COUNTY NON-COASTAL ZONE.

Project planner Bob Schubert stated the applicant has requested a continuance to September 9, 2009.

Wayne Holman, applicant, agreed with the continuance.

Secretary Holm stated there are large items scheduled for the September 9<sup>th</sup> agenda and would suggest to continue the hearing on the project to September 30, 2009. It was moved by Commissioner Brown and seconded by Commissioner Isakson to continue the hearing on the project to September 30, 2009 and passed by the following vote:

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

**3. 9:00AM - TICAR LETICIA P - PLN080041**

PLANNING AREA: NORTH COUNTY (COASTAL ZONE). PROJECT PLANNER: JOE SIDOR. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: AFTER THE FACT COASTAL ADMINISTRATIVE PERMIT TO CLEAR CE070339 TO ALLOW THE CONVERSION OF AN EXISTING 1,000 SQUARE FOOT ACCESSORY STRUCTURE INTO AN 850 SQUARE FOOT SENIOR UNIT WITH A 150 SQUARE FOOT ATTACHED STORAGE ROOM WITH NO INTERIOR CIRCULATION, AND REQUEST FOR FEE WAIVER. THE PROJECT IS LOCATED AT 950 DOLAN ROAD, MOSS LANDING (ASSESSOR'S PARCEL NUMBER 131-052-001-000), NORTH COUNTY LAND USE PLAN, COASTAL ZONE.

Project planner Joe Sidor presented the project.

Commissioner Isakson asked for clarification of fees regarding the code violation (doubling of fee). Counsel Wendy Strimling advised the Commission relating to fees for the code violation. Secretary Holm clarified that the fee goes towards the Code Enforcement staff time.

Leticia Ticar, applicant

PUBLIC COMMENT - None

It was moved by Commissioner Isakson and seconded by Commissioner Ottone to accept staff's recommendation to deny the fee waiver request and approve the project, and passed by the following vote:

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

- 4. 10:00AM - HOLMAN RANCH HOLDINGS LLC -PLN080450**  
PLANNING AREA: CARMEL VALLEY MASTER PLAN AREA. PROJECT PLANNER: PAULA BRADLEY. ENVIRONMENTAL STATUS: REVISED MITIGATED NEGATIVE DECLARATION UNDER PREPARATION. PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A USE PERMIT FOR A 3,330 SQUARE FOOT AGRICULTURAL PROCESSING PLANT FOR A WINERY PRODUCING UP TO 5,000 CASES PER YEAR, A 3,050 SQUARE FOOT WINE STORAGE CAVE, AND A 240 SQUARE FOOT EQUIPMENT STORAGE BUILDING, AND GRADING 3,960 CUBIC YARDS (APPROXIMATELY 1,980 CUBIC YARDS CUT AND 1,980 CUBIC YARDS FILL, BALANCED ON-SITE; 2) A USE PERMIT FOR THE REMOVAL OF NINE PROTECTED OAK TREES; 3) A USE PERMIT FOR DEVELOPMENT ON SLOPES IN EXCESS OF 30%; 4) AN ADMINISTRATIVE PERMIT FOR DEVELOPMENT IN A SITE PLAN REVIEW DISTRICT; AND 5) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 60 HOLMAN ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 187-481-001-000) CARMEL VALLEY MASTER PLAN AREA

Project planner Paula Bradley requested a continuance to October 14, 2009.

Dale Ellis, representative for applicant agreed with continuance.

It was moved by Commissioner Diehl and seconded by Commissioner Sanchez to continue the project to October 14, 2009 and passed by the following vote:

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

*Chair Vandevere asked who would be able to return for an afternoon session. Commissioner Ottone stated he would not be available in the afternoon. Isakson was not sure if she would*

*return. Commissioner Vandevere may not be able to return and there may not be a quorum. Counsel stated that if there would be no quorum, the meeting could be adjourned to another meeting.*

**G. OTHER MATTERS:** - None

**H. DEPARTMENT REPORT**

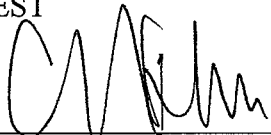
Secretary Holm announced John Ford is now the new manager for the Advanced Planning Group.

**I. ADJOURNMENT**

Meeting adjourned at 10:26 a.m. Chair Vandevere directed staff to place item #6 Land Use Advisory Committees – PD090198 on the next meeting's agenda.

Date Adopted: May 26, 2010

ATTEST



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Carl Holm, Acting Secretary

CH/ca