

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
WEDNESDAY, AUGUST 25, 2010
MINUTES**

PLEDGE OF ALLEGIANCE - 9:00 A.M.

A. ROLL CALL

Present: Commissioners Getzelman, Vandever, Roberts, Rochester, Salazar, Brown,
Sanchez, Diehl, Padilla
Absent: Commissioner Ottone

B. PUBLIC COMMENTS - None

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS - None

D. APPROVAL OF MINUTES - None

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS - None

F. SCHEDULED ITEMS

1. **ALVAREZ SALVADOR M & HERMELINDA M - PLN090423. PLANNING AREA:** NORTH COUNTY AREA PLAN. **PROJECT PLANNER:** VALERIE NEGRETE.
ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. **PROJECT DESCRIPTION:** USE PERMIT AND DESIGN APPROVAL TO REBUILD A THIRD 1,800 SQUARE FOOT LEGAL NON-CONFORMING SINGLE FAMILY DWELLING DAMAGED BY FIRE WITH AN APPROXIMATE 1,707 SQUARE FOOT SINGLE FAMILY DWELLING INCLUDING AN APPROXIMATELY 425 SQUARE FOOT GARAGE AND A 125 SQUARE FOOT PORCH, TWO NEW RETAINING WALLS OF 48 LINEAR FEET AND 35 LINEAR FEET; COLORS WILL CONSIST OF BEIGE/SANDSTONE EXTERIOR AND GREY/BLACK COMPOSITE SHINGLES. THE PROPERTY IS LOCATED AT 17449 B MCGUFFIE ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 129-011-004-000), NORTH COUNTY AREA PLAN.

Project planner Valerie Negrete presented the project.

Secretary Novo and County Counsel clarified why the project was being brought before the Planning Commission.

Sal Alvarez, applicant, agreed with the conditions.

Public Comment: Jan Mitchell, Prunedale Neighbor's Group and Prunedale Preservation Alliance.

Janna Faulk, Environmental Health, spoke about the McGuffie Road Water System #12 and its ability to serve all three connections on the property.

It was moved by Commissioner Padilla, seconded by Commissioner Rochester, and passed by the following vote to approve the project:

AYES: Getzelman, Vandever, Roberts, Rochester, Salazar, Brown, Sanchez, Diehl, Padilla
NOES: None
ABSENT: Ottone
ABSTAIN: None

- 2. URIBE DON A - PLN040707. PLANNING AREA: CACHAGUA AREA PLAN. PROJECT PLANNER: CRAIG SPENCER. ENVIRONMENTAL STATUS: MITIGATED NEGATIVE DECLARATION. PROJECT DESCRIPTION: USE PERMIT TO: 1) CLEAR A VIOLATION (CE040207) INVOLVING THE REMOVAL OF 47 PROTECTED TREES; AND 2) TO ALLOW NEW DEVELOPMENT INCLUDING THE REMOVAL OF AN ADDITION 20 PROTECTED TREES FOR THE CONSTRUCTION OF A NEW 2,700 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING WITH A 1,349 SQUARE FOOT ATTACHED GARAGE, A 720 SQUARE FOOT DETACHED POLE BARN, A NEW 5,000 GALLON TANK, A NEW SEPTIC SYSTEM, AND APPROXIMATELY 2,000 CUBIC YARDS OF GRADING. THE PROPERTY IS LOCATED AT 39007 TASSAJARA ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER: 418-311-007-000) CACHAGUA AREA.**

Project planner Craig Spencer presented the project. Staff presented a memo with suggested corrections to findings and evidence and distributed a comment letter.

Public Comment: Don Uribe, applicant, gave an overview and history of the project and agreed with all conditions. Applicant agreed to do screening and stated that he would put in two water tanks or one 10,000 gallon tank.

The Commission had a number of questions concerning the status of the site plan, proposed conditions, and fees.

It was moved by Commissioner Sanchez, seconded by Commissioner Vandever, and passed by the following vote to continue the hearing on the project to the October 13, 2010 hearing with direction to provide a full site plan and to revise conditions.

AYES: Getzelman, Vandever, Roberts, Rochester, Salazar, Brown, Sanchez, Diehl, Padilla
NOES: None
ABSENT: Ottone
ABSTAIN: None

Break 10:32 a.m. - Reconvene 10:47 a.m.

- 3. STATE OF CALIFORNIA - PLN100393. PLANNING AREA: BIG SUR COASTAL ZONE. PROJECT PLANNER: JOE SIDOR. ENVIRONMENTAL STATUS: CATEGORICALLY**

EXEMPT. PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN THE BIG SUR CRITICAL VIEWSHED; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT (BIG SUR RIVER); 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPE GREATER THAN 30 PERCENT; 4) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF AN APPROXIMATELY 3,125 SQUARE FOOT FLEXIBLE ROCK SLOPE REVETMENT, INCLUDING GRADING CONSISTING OF APPROXIMATELY 400 CUBIC YARDS OF FILL; AND 5) DESIGN APPROVAL. THE PROJECT SITE IS LOCATED AT POST-MILE 46.8, HIGHWAY 1 AND PFEIFFER-BIG SUR STATE PARK (ASSESSOR'S PARCEL NUMBERS 419-031-002-000 AND 000-000-000-000), BIG SUR, COASTAL ZONE. RELATED TO PLN100027 (EMERGENCY PERMIT).

Project planner Joseph Sidor presented the project. Staff stated that minutes from LUAC have been presented to the Commission.

Public Comment: Mitch Dallas, representing Caltrans (applicant), agreed to the conditions.

It was moved by Commissioner Diehl, seconded by Commissioner Vandever, and passed by the following vote to approve the project:

AYES: Getzelman, Vandever, Roberts, Rochester, Salazar, Brown, Sanchez, Diehl, Padilla
NOES: None
ABSENT: Ottone
ABSTAIN: None

4. **R & L LAND COMPANY #1 - GPZ060004 PLANNING AREA:** NORTH COUNTY NON-COASTAL. **PROJECT PLANNER:** BOB SCHUBERT. **PROJECT DESCRIPTION:** WORKSHOP TO DISCUSS PROPOSED GENERAL PLAN AMENDMENT FROM FARMLANDS TO COMMERCIAL AND REZONING FROM F/40 (FARMLANDS, 40 ACRE MINIMUM) TO LC (LIGHT COMMERCIAL) FOR A 12.651 ACRE PARCEL. THE PROPERTY IS LOCATED AT 1500 SALINAS ROAD (ASSESSOR'S PARCEL NUMBER 117-062-027-000), MOSS LANDING, NORTH COUNTY NON-COASTAL ZONE.

Project planner Bob Schubert presented the applicant's request to change the land use designation on the property for the purpose of conducting a workshop on the request and to obtain preliminary direction. Deputy County Counsel Strimling advised the Commission concerning the process of the workshop.

Discussion ensued regarding various concerns, including potential traffic impacts, where commercial property should be located, the reasons for changing land use designations, agricultural buffers, conversion of agricultural land, water supply, the direction provided by the recent work on the Draft General Plan, and that this site is a northern gateway to Monterey County.

Public Comment: Al Tauperman, representative for applicant; Amy White, Land Watch.

The Commission did not take any formal action.

5. **HARPER CANYON REALTY LLC - PLN000696. PLANNING AREA:** TORO. **PROJECT PLANNER:** TAVEN M. KINISON BROWN. **ENVIRONMENTAL STATUS:** ENVIRONMENTAL IMPACT REPORT PREPARED. **PROJECT DESCRIPTION:** HARPER CANYON (ENCINA HILLS) SUBDIVISION PROPOSAL. THE PROPOSAL IS A COMBINED DEVELOPMENT PERMIT REQUEST CONSISTING OF: 1) A VESTING TENTATIVE MAP FOR THE SUBDIVISION OF 344 ACRES INTO 17 RESIDENTIAL LOTS RANGING IN SIZE FROM 5.13 ACRES TO 23.42 ACRES ON 164 ACRES WITH ONE 180-ACRE REMAINDER PARCEL; 2) USE PERMIT FOR THE REMOVAL OF APPROXIMATELY 79 COAST LIVE OAK TREES OVER SIX INCHES IN DIAMETER FOR ROAD AND DRIVEWAY CONSTRUCTION; 3) USE PERMIT FOR DEVELOPMENT ON SLOPES IN EXCESS OF 30 PERCENT; 4) A USE PERMIT FOR THE EXPANSION OF A PUBLIC WATER SYSTEM; 5) GRADING FOR NET CUT AND FILL OF APPROXIMATELY 2,000 CUBIC YARDS; AND DESIGN APPROVAL. THE PROJECT IS LOCATED NORTH OF SAN BENANCIO ROAD, SALINAS (ASSESSOR'S PARCEL NUMBERS 416-611-001-000 AND 416-611-002-000), EAST OF HIGHWAY 68, TORO AREA.

Project Planner Taven Kinison Brown requested a continuance to September 29, 2010.

It was moved by Commissioner Vandevere, seconded by Commissioner Diehl, and passed by the following vote to continue the hearing to September 29, 2010.

AYES: Getzelman, Vandevere, Roberts, Rochester, Salazar, Brown, Sanchez, Diehl, Padilla
NOES: None
ABSENT: Ottone
ABSTAIN: None

G. OTHER MATTERS - None

H. DEPARTMENT REPORT - None

I. ADJOURNMENT - 11.25 a.m.

Dated Adopted: October 27, 2010

ATTEST



Mike Novo, Secretary

MN/ca