

**DRAFT**  
**MONTEREY COUNTY PLANNING COMMISSION**  
**WEDNESDAY, OCTOBER 27, 2010**  
**MINUTES**

**PLEDGE OF ALLEGIANCE – 9:00A.M.**

**A. ROLL CALL**

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

**B. PUBLIC COMMENT** – None.

**C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS:**

Secretary Novo clarified that comment letters distributed on the dais were for Item 2 and Item 4.

**D. APPROVAL OF MINUTES:** August 25 and September 8, 2010

It was moved by Commissioner Vandever, seconded by Commissioner Sanchez, and passed by the following vote to approve the minutes of August 25, 2010:

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

It was moved by Commissioner Ottone, seconded by Commissioner Rochester, and passed by the following vote to approve the minutes of September 8, 2010:

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

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

**F. SCHEDULED ITEMS**

- 1. MORGADINHO FERNANDO M & MARILYN M TRS - PLN090006 Planning Area:** Carmel Valley Master Plan. **Project Planner:** Anna Quenga. **Environmental Status:** Exempt. **Project Description:** Combined Development

Permit consisting of an Administrative Permit and Design Approval to allow an addition to a single family dwelling within a Site Plan Review district and Use Permit to allow development within the Carmel Valley Floodplain. Development consists of partial demolition, remodel, and addition to a single family dwelling (a 703 square foot addition to the main level, demolition of the existing 609 square foot second story and construction of a new 1,234 square foot second story, and the construction of a 536 square foot attached garage, a 351 square foot covered front porch, and a 759 square foot rear deck). Materials and colors to consist of stucco and wood painted brown and taupe for the walls, green clad windows and metal guardrails, and grey asphalt shingles. The project includes the replacement of the existing septic system and approximately 200 cubic yards of grading (less than 100 cubic yards of cut and less than 100 cubic yards of fill). The property is located at 35 Paso Hondo, Carmel Valley (Assessor's Parcel Number 189-111-014-000), and Carmel Valley Master Plan area.

Anna Quenga, Project Planner, presented the project and discussed an errata memorandum. Deputy County Counsel Strimling questioned staff to clarify conditions.

Commissioners asked about the Cease and Desist Order related to groundwater use. Tom Moss, Water Resources Agency, discussed the Water Release Form and Water Management District rules.

Janna Faulk, Environmental Health discussed nitrate effects and septic systems.

Public Comment: Terry Latasa, Project Architect, agreed to the addition of the indemnification condition and questioned whether Condition Number 9 was necessary.

Tom Moss, Water Resources Agency, clarified the recommendation for condition number 9.

It was moved by Commissioner Vandevere, seconded by Commissioner Diehl, and passed by the following vote to approve the project with changes to findings and conditions presented in the errata and changes to Finding 3, evidence b to explain that the project involved no intensification of water use:

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

## **2. STEWART FRANCINE A & RODRIGUEZ DAVID JOHN - PD090953**

**Planning Area:** Del Monte Forest. **Project Planner:** Joe Sidor. **Environmental Status:** Exempt. **Project Description:** Request for waiver of fees for rezone of parcel from Resource Conservation (RC) to Medium Density Residential (MDR). The property is located at 4209 Sunridge Road, Pebble Beach (Assessor's Parcel Number 008-053-001-000), Del Monte Forest, Coastal Zone

Joe Sidor, Project Planner, presented the fee waiver request.

Public Comment: Francine Stewart, Applicant.

It was moved by Commissioner Salazar, seconded by Commissioner Padilla, and passed by the following vote to deny the request of the waiver of fees.

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

*10:00 a.m. break; 10:20 a.m. reconvene. After returning from the break, the Commission moved to Agenda Item F.4.*

**4. HARPER CANYON REALTY LLC - PLN000696**

**Planning Area:** Toro Area Plan. **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

Secretary, Novo requested the item be continued to November 10, 2010 for staff to resolve some outstanding issues.

Public Comment: Barbara Schweffel.

It was moved by Commissioner Salazar, seconded by Commissioner Sanchez, and passed by the following vote to continue the hearing to November 10, 2010:

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

*The Commission returned to Agenda Item F.3.*

**3. 2008 HIGHLANDS ANNEXATION - PLN090342**

**Planning Area:** Carmel Area Land Use Plan. **Project Planner:** Joe Sidor.  
**Environmental Status:** Addendum. **Project Description:** Amendment to a previously approved Combined Development Permit (PLN030325). This amendment will add four properties (Assessor's parcel numbers 241-071-002-000, 241-073-001-000, 241-073-002-000, and 241-182-006-000) to the sewer line main approved under PLN030325, and a Coastal Development Permit to allow development within 50 feet of a coastal bluff. The properties are located along or near the Caltrans Highway 1 right-of-way, Carmel Highlands, Coastal Zone. PLN030325 consisted of a Combined Development Permit for the Highlands Inn sewer connection project consisting of: a Coastal Development Permit for development on slopes of 30% or greater; a Coastal Development Permit for development with a positive archaeological report; a Coastal Development Permit for the removal of protected trees (up to 16 Monterey pines); and a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat (to include San Jose and Gibson Creeks); grading (approximately 2,900 cubic yards of cut and 2,600 cubic yards of fill) and retaining walls. Properties for which construction is proposed are located at and around the Highlands Inn and the Tickle Pink Inn (Assessor's Parcel Numbers 241-181-006-000, 241-181-011-000 to 241-181-013-000, 241-351-004-000 and 241-351-005-000), and the Caltrans right-of-way along Highway 1 from the Highlands Inn to the Point Lobos entrance and from the intersection of Ribera Road with Highway 1, westerly along Ribera Road to an existing pump station near Calle la Cruz, in the Carmel Highlands, Point Lobos, and Carmel Meadows areas of the Carmel Area Land Use Plan, Coastal Zone.

Joe Sidor, Project Planner, presented the project. Janna Faulk, Environmental Health Bureau, discussed the sewer feasibility fee, Carmel Area Wastewater District, the additional connections to the septic line, the fourth parcel and made corrections to conditions.

Public Comment: Steve Wilson, representing three of the properties; Dennis Carrero, Assistant Chief with Cal Fire.

It was moved by Commissioner Diehl, seconded by Commissioner Salazar, and passed by the following vote to consider the Addendum, adopt the Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program, and approve the amendment with a five year limit (change to condition 8) and correction of condition 11.

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

**G. OTHER MATTERS:** Appointment - Greater Monterey Peninsula Land Use Advisory Committee - Tamara Harris

It was moved by Commissioner Diehl, seconded by Commissioner Vandevere, and passed by the following vote to appoint Tamara Harris to the Greater Monterey Peninsula Land Use Advisory Committee.

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

**H. DEPARTMENT REPORT**

Secretary Novo reported that Project Planner Anna Quenga and Project Planner David Mack have been promoted to Associate Planner, and he reported on the Board's adoption of the the 2010 General Plan. Chair Brown inquired about the Streamlining Task Force. Secretary Novo stated the Task Force is taking a six months break. Commissioner Rochester inquired regarding the Williamson Act.

**I. ADJOURNMENT** – 10:48 a.m.

Date Adopted:

ATTEST

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Mike Novo, Secretary

MN/vc