

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
AUGUST 9, 2006
MINUTES**

The Planning Commission met at 9:05 a.m. in the Board of Supervisors Chambers of the Courthouse, 168 West Alisal Street, Salinas, California.

The Commission was led in the pledge of allegiance.

A. ROLL CALL

Present: Miguel Errea, Jay Brown, Nancy Isakson, Cosme Padilla (Chair), Keith Vandevere, Martha Diehl,
Juan Sanchez, Aurelio Salazar
Absent: John Wilmot, Don Rochester

B. COMMENT PERIOD

PUBLIC: None

COMMISSION: There was discussion among Commissioners regarding covered parking.

C. APPROVAL OF MINUTES: March 29, May 31, June 28, and July 12, 2006

The minutes for March 29th and July 12th were approved. Staff was directed to put approval of the May 31st and June 28th minutes on the August 30th agenda.

D. SCHEDULED ITEMS

1. UPDATE ON PROCESS FOR CONSIDERATION OF GENERAL PLAN

Carl Holm, Project Planner, presented this item. There was discussion of the General Plan going through the EIR item by item.

Alana Knaster, Resource Management, explained that the sections would be presented in a power point presentation.

Commissioner Diehl asked about the wine corridor plan. Proposed additional hearings on items since EIR will not come out until the August 18' evening meetings, and the process for getting information from staff, the LUAC's, the Agricultural Advisory Committee, and the public.

Public Comment: Margaret Robbins, Paula Lotz, Tom Carvey, and Jan Mitchell

It was tentatively moved by Commissioner Diehl, seconded by Isakson and tentatively passed by the following vote to not have an August 16 evening meeting.

AYES: Errea, Brown, Isakson, Padilla, Sanchez, Vandevere, Diehl
NOES: Salazar
ABSENT: Rochester, Wilmot

It was tentatively moved by Commissioner Isakson, seconded by Commissioner Salazar and tentatively passed by the following vote to discuss the Agricultural Winery Corridor Plan on October 4, accept written comments from the LUACs on September 27 and oral comments from the LUACs on October 4.

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

It was moved by Commissioner Vandevere, seconded by Isakson and passed by the following vote to accept the tentative motions passed earlier and direct staff to look at providing additional meetings.

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

BREAK – 10:25 a.m.
RECONVENE – 10:35 a.m.

2. FARROW JAMES G. (PLN060166)

COMBINED DEVELOPMENT PERMIT CONSISTING OF (1) A USE PERMIT FOR DEVELOPMENT ON SLOPES OVER 30% (21.64.230 C); (2) A USE PERMIT FOR RIDGELINE DEVELOPMENT; (3) AN ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A NEW 3,012 SQ. FT. SINGLE FAMILY DWELLING WITH AT ATTACHED 576 SQ. FT. GARAGE IN AN "S" DISTRICT ON A 1.49 ACRE LOT (21.45.040 A), DESIGN APPROVAL AS PER 21.44.030 (A); AND GRADING CONSISTING OF 483 CU. YDS. CUT EXPORTED FROM SITE. THE PROPERTY IS LOCATED ON EL CAMINITO ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 187-551-026-000), EAST OF CARMEL VALLEY ROAD AND SOUTH OF LAUREL DRIVE, CARMEL VALLEY MASTER PLAN AREA.

Annie Murphy, Project Planner, provided a staff report and answered questions from the Planning Commission.

Mr. Robinson, architect, discussed the site's limitations, agreed to the conditions and answered questions regarding the height of the house.

PUBLIC COMMENT: David Stainbrook and David Zerlinden

Annie Murphy, Project Planner, gave additional comments regarding the possibility of adding screening vegetation, the ridgeline development issue, and drainage.

Al Mulholland, Water Resources Agency, spoke regarding Condition #13 (drainage).

It was moved by Commissioner Brown and seconded by Commissioner Isakson to approve the project. The motion did not pass as the vote was 4 to 4, as follows:

AYES: Errea, Brown, Isakson, Padilla
NOES: Salazar, Vandevere, Diehl, Sanchez
ABSENT: Rochester, Wilmot

After discussion it was moved by Commissioner Diehl, seconded by Commissioner Isakson and passed by the following vote to continue the item to September 27, 2006 to allow time to make changes to the lighting plan, to add a condition for screening and one for indemnification.

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

3. CHISPA, INC. (PLN060450)

AMEND COMBINED DEVELOPMENT PERMIT (PLN040767 CHISPA) FOR THE VALLEY VIEW AFFORDABLE HOUSING SUBDIVISION. THE AMENDMENT (CHISPA PLN060450) WILL REVISE TWO CONDITIONS OF APPROVAL TO CHANGE THE AFFORDABILITY RESTRICTIONS TO BE CONSISTENT FOR ALL 33 UNITS WITHIN THE PROJECT, TO HAVE A 30-YEAR DEED RESTRICTION INSTEAD OF PERMANENT. THE PROJECT IS LOCATED NORTHEAST OF THE INTERSECTION OF HIGHWAY 198 AND MAIN STREET, SAN LUCAS (ASSESSOR'S PARCEL NUMBER(S): 231-011-006-000 & 231-039-002-000) CENTRAL SALINAS VALLEY AREA.

Marti Noel, Housing and Redevelopment Agency, discussed the project and clarified items including inheritance agreements.

Commissioner Vandevere asked for a rewrite of Finding two's evidence regarding "unusual circumstances."

Public Comment: Dana Cleary, CHISPA, and Tom Carvey

It was moved by Commissioner Errea, seconded by Commissioner Brown and passed by the following vote to approve the amendment to the Combined Development Permit (PLN040767) including modification of Finding two's evidence.

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

BREAK FOR LUNCH – 11:48 a.m.

RECONVENE – 1:36 p.m.

4. SEPTEMBER RANCH (PLN050001)

THE PROJECT PROPOSED IS THE SEPTEMBER RANCH PARTNERS COMBINED DEVELOPMENT PERMIT (PC95062/PLN050001). THE APPLICANT PROPOSED A REVISED PRELIMINARY PROJECT REVIEW MAP & VESTING TENTATIVE MAP FOR THE SUBDIVISION OF 891 ACRES INTO 94 MARKET-RATE RESIDENTIAL LOTS AND 15 INCLUSIONARY HOUSING LOTS FOR A TOTAL OF 109 RESIDENTIAL LOTS; A 20.2-ACRE LOT (LOT 101) FOR THE EXISTING EQUESTRIAN FACILITY & FARM HOUSE; 472 ACRES OF COMMON OPEN SPACE (PARCELS A, C & D); 319 ACRES OF PRIVATE OPEN SPACE (SCENIC EASEMENT) ON EACH RESIDENTIAL LOT OUTSIDE OF THE BUILDING ENVELOPE; 6.9 ACRES OF OPEN SPACE RESERVED FOR FUTURE PUBLIC FACILITIES (PARCEL B); ANNEXATION TO THE CARMEL AREA WASTEWATER DISTRICT FOR SEWAGE DISPOSAL; SEPARATE WATER SYSTEMS WITH TWO WELLS, ONE BACKUP WELL, BOOSTER PUMPS AND PIPING FOR DISTRIBUTION OF POTABLE WATER; AND WATER TANKS FOR FIRE SUPPRESSION. THE PROPOSED PROJECT WOULD ALSO INCLUDE USE PERMITS FOR THE PUBLIC/COMMERCIAL USE OF THE EQUESTRIAN CENTER & STABLES, TREE REMOVAL, GRADING IN AN "S" (SITE PLAN REVIEW) OVERLAY ZONING DISTRICT, DEVELOPMENT ON SLOPES 30 PERCENT OR MORE; AND AN ADMINISTRATIVE PERMIT FOR A TEMPORARY TRACT SALES OFFICE, SECURITY GATEHOUSE & GATE.

STAFF WILL RECOMMEND THAT THE BOARD OF SUPERVISORS CONSIDER ADOPTION OF A RESOLUTION TO:

A) CERTIFY THE FINAL REVISED EIR;

B) MODIFY THE SCORE OF THE CITIZEN'S SUBDIVISION EVALUATION COMMITTEE TO A PASSING SCORE;

C) APPROVE A COMBINED DEVELOPMENT PERMIT AND ADOPT THE MITIGATION MONITORING AND REPORTING PLAN FOR A PROJECT ALTERNATIVE IDENTIFIED IN THE REVISED DRAFT ENVIRONMENTAL IMPACT REPORT (RDEIR) FOR THE SEPTEMBER RANCH PROJECT KNOWN AS THE "73/22 ALTERNATIVE" BASED ON THE FINDINGS AND EVIDENCE AND SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

THE ALTERNATIVE CONSISTS OF:

1) A REVISED PRELIMINARY PROJECT REVIEW MAP & VESTING TENTATIVE MAP FOR THE: A) SUBDIVISION OF 891 ACRES INTO 73 MARKET-RATE RESIDENTIAL LOTS AND 22 INCLUSIONARY HOUSING LOTS FOR A TOTAL OF 95 RESIDENTIAL LOTS; A 20.2 ACRE EXISTING EQUESTRIAN FACILITY AND ACCESSORY STRUCTURES RELATED TO THAT USE (LOT 101); 536.4 ACRES OF COMMON OPEN SPACE (PARCELS A, C & D); 273.6 ACRES OF PRIVATE OPEN SPACE (SCENIC EASEMENT) ON EACH LOT OUTSIDE OF THE BUILDING ENVELOPE; 6.9 ACRES OF OPEN SPACE RESERVED FOR FUTURE PUBLIC FACILITIES (PARCEL B); ANNEXATION TO THE CARMEL AREA WASTEWATER DISTRICT FOR SEWAGE DISPOSAL;

2) A USE PERMIT FOR THE PUBLIC/COMMERCIAL USE OF THE EQUESTRIAN CENTER & STABLES;

3) A USE PERMIT FOR AN ON-SITE WATER SYSTEM INCLUDING NEW WELLS, BACKUP WELL(S), BOOSTER PUMPS, WATER TANKS AND PIPING FOR FIRE SUPPRESSION AND RESIDENTS OF THE SUBDIVISION;

4) A USE PERMIT FOR REMOVAL OF A MAXIMUM OF 819 PROTECTED COAST LIVE OAKS;

5) AN ADMINISTRATIVE PERMIT FOR UP TO 97,000 CUBIC YARDS OF GRADING IN AN "S" (SITE PLAN REVIEW) OVERLAY ZONING DISTRICT FOR SUBDIVISION INFRASTRUCTURE AND IMPROVEMENTS;

6) A USE PERMIT TO ALLOW DEVELOPMENT ON SLOPES GREATER THAN 30 PERCENT FOR INCLUSIONARY HOUSING ON LOTS 5 THROUGH 11, SUBDIVISION INFRASTRUCTURE AND SUBDIVISION IMPROVEMENTS; AND

7) AN ADMINISTRATIVE PERMIT FOR INCLUSIONARY HOUSING, EQUESTRIAN CENTER CARETAKER UNIT/PUBLIC OFFICE, A TEMPORARY TRACT SALES OFFICE AND A SECURITY GATEHOUSE.

THE PROPERTY IS LOCATED APPROXIMATELY 2.5 MILES EAST OF HIGHWAY 1 ON THE NORTH SIDE OF CARMEL VALLEY ROAD, BETWEEN CANADA WAY AND VALLEY GREENS DRIVE, MID-CARMEL VALLEY AREA (ASSESSOR'S PARCEL NUMBERS: 015-171-010-000; 015-171-012-000; 015-361-013-000; 015-361-014-000).

Alana Knaster, Resource Management, discussed the project and answered questions pertaining to jobs, aesthetics, project alternatives, biological resources, water, traffic, and trails.

Jason Brandman, the County's EIR consultant with Michael Brandman and Associates, discussed biological resources.

Scott Shapiro, the County's legal consultant, clarified questions on water.

Les Chau, the County's hydrologic consultant, discussed hydrological issues and studies prepared for the project.

Laura Lawrence, Planning Department, answered questions pertaining to wastewater and traffic.

Traffic and hauling of dirt with impact on traffic was discussed by Alana Knaster and Enrique Saavedra, Public Works.

Trails were discussed by Lynn Burgess, Parks Department.

BREAK 2:49 p.m.
Reconvene 3:00 p.m.

Laura Lawrence went through the corrections from the Erreata sheet and they were discussed with the Commission.

Tony Lombardo, representative, discussed the project, the EIR, historic issues, and numerous issues brought up by the public through the EIR process. He submitted for the record a complaint against Mr. Morgens regarding water pumping.

PUBLIC COMMENT: Virginia Dunn, Sarah Wittkin, Skip Narquard, Cecil Wally, Richard Dunn, Tom Carvey, Patricia Bernardi

It was moved by Commissioner Vandevere, seconded by Commissioner Isakson and passed by the following vote to continue the project to August 16, 2006 at 9:00 a.m.

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

F. DEPARTMENT REPORT - NONE

E. OTHER MATTERS

Cachagua LUAC –

It was moved by Commission Vandevere, seconded by Commissioner Salazar and passed by the following vote to accept the resignation of Paul Campos.

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

Del Monte Forest LUAC –

It was moved by Commissioner Isakson, seconded by Commissioner Salazar and passed by the following vote to accept the resignation of Nancy Phillips.

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

Toro LUAC –

It was moved by Commissioner Diehl, seconded by Commissioner Salazar and passed by the following vote to accept the resignation of Michael Grant.

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

North County Non-Coastal LUAC –

It was moved by Commissioner Sanchez, seconded by Commissioner Salazar and passed by the following vote to appoint Brian Brennan.

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

Cachagua LUAC –

It was moved by Commissioner Vandevere, seconded by Commissioner Salazar and passed by the following vote to reappoint Shavaun Wolfe-Mattingly.

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

ADJOURNMENT: 5:01 p.m.

ATTEST

Mike Novo, Secretary

MN:kb/ca