

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
MARCH 28, 2007
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.

A. ROLL CALL

Present: Miguel Errea, Jay Brown, Nancy Isakson, Matthew Ottone, Keith Vandevere, Martha Diehl, Juan Sanchez, Aurelio Salazar (Vice Chairman), Don Rochester (Chairman)
Absent: Cosme Padilla

B. COMMENT PERIOD:

PUBLIC – NONE

COMMISSION: Commissioner Isakson inquired about availability of the General Plan for the Commission. Secretary Novo responded that it is possible it will be available by the next Commission meeting.

C. APPROVAL OF MINUTES – NONE

F. DEPARTMENT REPORT – Secretary Novo relayed that the CEQA books should be coming soon and the audio archive is still being researched by the Department.

E. OTHER MATTERS – LUAC

Toro LUAC – It was moved by Commissioner Salazar, seconded by Commissioner Vandevere and passed by the following vote to reappoint **Michael Mueller**.

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

North County Non-Coastal – It was moved by Commissioner Rochester, seconded by Commissioner Vandevere and passed by the following vote to appoint **Steve Snodgrass**.

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

G. COMMISSION REFERRALS – Secretary Novo gave an overview of the referrals.

D. SCHEDULED ITEMS

1. ROCKY POINT RESTAURANT LLC (PLN050296)

CONTINUED FROM 2/14/07. COMBINED DEVELOPMENT PERMIT TO ALLOW AFTER-THE-FACT PERMITS (VIOLATION#: CE990087) CONSISTING OF: COASTAL ADMINISTRATIVE PERMIT TO FOR DEVELOPMENT OF ACCESSORY STRUCTURES APPURTENANT TO THE PRINCIPAL ALLOWED USE INCLUDING CONSTRUCTION OF TWO CONCRETE DECKS, ONE RETAINING

WALL, AND A REDWOOD DECK AND GAZEBO, INSTALLATION OF OUTDOOR LIGHTING ALONG THE COASTAL BLUFF, REPLACEMENT OF WATER TANKS ON NEIGHBORING PROPERTY (ASSESSOR'S PARCEL NUMBER 243-262-003-000), AND REPLACEMENT/EXPANSION OF AN EXISTING RESTAURANT SIGN; COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN THE CRITICAL VIEWSHED; COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT ON SLOPES OF 30% OR GREATER; COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 100 FEET OF AN ENVIRONMENTALLY SENSITIVE HABITAT AREA (ESHA); AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 36700 HIGHWAY ONE SOUTH, MONTEREY (ASSESSOR'S PARCEL NUMBER 243-262-004-000), APPROXIMATELY 12 MILES SOUTH OF CARMEL, BIG SUR LAND USE PLAN, COASTAL ZONE.

Carl Holm, Project Planner, presented the project.

Commissioner Padilla arrived at 9:25 a.m.

Public Comment: Todd Bessire, representative; Vern Yadon, biologist; Bill Nye

After discussion, it was moved by Commissioner Diehl, seconded by Commissioner Sanchez, and passed by the following vote to continue the project to May 9, 2007 to revise the conditions of approval.

AYES: Errea, Brown, Isakson, Ottone, Vandevere, Diehl, Sanchez, Salazar, Rochester, Padilla

NOES: None

ABSENT: None

2. KHOURIE MATHEW S & CAROLYN (PLN060533)

COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A NEW 6,537 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH A 903 SQUARE FOOT ATTACHED GARAGE AND ASSOCIATED GRADING (1,600 CUBIC YARDS CUT AND 200 CUBIC YARDS FILL); 2) A COASTAL DEVELOPMENT TO ALLOW THE CONSTRUCTION OF A 699 SQUARE FOOT DETACHED CARETAKER'S UNIT; 3) A COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF 43 MONTEREY PINE TREES GREATER THAN 6 INCHES DIAMETER AT BREAST HEIGHT AND; 4) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 1576 GRIFFIN ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-171-038-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Staff requested a continuance on this project due to unforeseen complications.

It was moved by Commissioner Sanchez, seconded by Commissioner Rochester, and passed by the following vote to continue the project to April 25, 2007.

AYES: Errea, Brown, Isakson, Padilla, Ottone, Vandevere, Diehl, Sanchez, Salazar, Rochester

NOES: None

ABSENT: None

BREAK – 10:30 a.m.

RECONVENE – 10:45 a.m.

3. SCHOMAC GROUP INC THE (PLN060548)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) A USE PERMIT FOR THE REMOVAL OF 19 HEALTHY PROTECTED OAK TREES, 8 PROTECTED OAK TREES IN FAIR TO POOR CONDITION, AND THE RELOCATION OF 18 PROTECTED OAK TREES; (2) A USE PERMIT FOR DEVELOPMENT ON SLOPES IN EXCESS OF 30%; (3) AN ADMINISTRATIVE PERMIT FOR DEVELOPMENT WITHIN A SITE PLAN REVIEW ZONING DISTRICT OR "S" DISTRICT TO ALLOW THE CONSTRUCTION OF A SPLIT LEVEL 5,388 SQ. FT. SINGLE FAMILY DWELLING WITH AN ATTACHED 1,134 SQ. FT. FOUR-CAR GARAGE, A DETACHED 640 SQ. FT. ONE-STORY GUESTHOUSE, A 270 LINEAR FOOT RETAINING WALL, A 2,597 SQ. FT. POOL DECK, A 284 SQ. FT. MASTER SUITE DECK, A 1,250 SQ. FT. DECK AT NORTH ELEVATION, A SEPTIC DISPOSAL SYSTEM, AND GRADING (APPROX. 1,169 CU. YDS. CUT/1,043 CU. YDS. FILL); (4) AN ADMINISTRATIVE PERMIT FOR A 1,195 SQ. FT. ONE-STORY CARETAKER'S UNIT WITH DETACHED 440 SQ. FT. CARPORT AND SEPTIC DISPOSAL SYSTEM; AND (5) A DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 13 CANTERA RUN, CARMEL (ASSESSOR'S PARCEL NUMBER 239-011-023-000), SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.

Elisa Manuguerra, Project Planner, presented the project.

Representative Joel Panzer agreed to the conditions and the corrections on the errata sheet.

After discussion, it was moved by Commissioner Isakson, seconded by Commissioner Brown and passed by the following vote to approve the Combined Development Permit including the changes suggested by Commissioner Vandevere and changes outlined in the errata sheet distributed at the hearing by staff.

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

Item 4 was trailed to after Item 5.

5. CAPITAL IMPROVEMENT PROGRAM (CIP) FY 2007/08-2011/12

CAPITAL IMPROVEMENT PROJECTS SUBMITTED FOR COUNTY OF MONTEREY 2007/08 TO 2011/12.

Commissioner Sanchez asked about previous protocol. Jeff Main, Assistant Director, explained the new process of hearing the CIP. He gave an explanation of the report.

Rod Walker, CAO's office, discussed the CIP and its purpose.

Commissioner Diehl questioned the role of the CIP. Wendy Strimling, counsel, offered clarification. Wayne Tanda, RMA Director, also provided input.

Commissioner Brown asked that only items that would relate to General Plan consistency be included in the CIP.

A continuance was discussed. Mr. Tanda agreed a two week delay would be appropriate.

Commissioner Isakson moved to continue the Capital Improvement Projects report to April 11, 2007. Commissioner Diehl seconded the motion and it was passed by the following vote.

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

4. 2006 LUAC GUIDELINES (PD070267)

Carl Holm led discussion on this item. Commissioner Brown gave a report on the Subcommittee meetings. He expressed a desire to meet once a week.

Commissioner Vandevere moved to accept the Subcommittee's report. Commissioner Isakson seconded the motion and it was approved by the following vote.

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

ADJOURNMENT: 12:14 p.m.

ATTEST



MIKE NOVÓ, SECRETARY

MN:kb/ca