

**FINAL  
MONTEREY COUNTY PLANNING COMMISSION  
JUNE 13, 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, Cosme Padilla, Matthew Ottone, Don Rochester (Chairman), Martha Diehl, Juan Sanchez, Keith Vandever  
Absent: Nancy Isakson, Aurelio Salazar (Vice Chairman)

**B. COMMENT PERIOD:**

**PUBLIC – None  
COMMISSION – None**

**C. APPROVAL OF MINUTES – March 28, April 11 and 25, 2007**

It was moved by Commissioner Diehl, seconded by Commissioner Errea and passed by the following vote to approve the minutes of **March 28, 2007**.

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

It was moved by Commissioner Diehl, seconded by Commissioner Sanchez and passed by the following vote to approve the minutes of **April 11, 2007**.

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

It was moved by Commissioner Diehl, seconded by Commissioner Errea and passed by the following vote to approve the minutes of **April 25, 2007**.

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

**D. SCHEDULED ITEMS**

**1. THORNLEY ANTHONLY & GILLIAN TR (PLN060510)**

APPEALED FROM THE 2/22/2007 ZONING ADMINISTRATOR HEARING. COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) AN ADMINISTRATIVE PERMIT AND DESIGN

APPROVAL TO ALLOW THE CONSTRUCTION OF A 13,346 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED FOUR-CAR GARAGE, (2) AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR A DETACHED 773 SQUARE FOOT SENIOR UNIT, AND (3) A DESIGN APPROVAL FOR A 564 SQUARE FOOT DETACHED GUESTHOUSE, AN EQUESTRIAN FACILITY (3,602 SQUARE FOOT STABLE AND 1,706 SQUARE FOOT HAY BARN/THREE-CAR GARAGE), THE REMOVAL OF TWENTY-EIGHT MONTEREY PINE TREES AND GRADING (6,300 CUBIC YARDS OF CUT/7,100 CUBIC YARDS OF FILL). THE PROPERTY IS LOCATED AT 9 GOODRICH TRAIL, CARMEL (ASSESSOR'S PARCEL NUMBER 239-102-019-000), CARMEL VALLEY MASTER PLAN AREA.

Per representative's request, the Project Planner, Jennifer Savage, asked for a continuance to July 25, 2007.

Brian Finegan, representative, agreed to a continuance to July 25, 2007, as the applicants are out of the country.

It was moved by Commissioner Vandevere, seconded by Commissioner Diehl and passed by the following vote to continue the project to July 25, 2007.

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

## **2. CLARK WILLIAM WEST JR & MARGAR (PLN070009)**

USE PERMIT TO ALLOW THE REMOVAL OF 28 COAST LIVE OAKS AND A DESIGN APPROVAL FOR THE CONSTRUCTION OF A 2,686 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING WITH 521 SQUARE FEET OF PORCHES, A 576 SQUARE FOOT ATTACHED TWO-CAR GARAGE, A 2,016 SQUARE FOOT ATTACHED SIX-CAR GARAGE AND GRADING (APPROXIMATELY 42 CUBIC YARDS OF CUT/42 CUBIC YARDS OF FILL). THE PROPERTY IS LOCATED AT 1044 MAJELLA ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-132-003-000), GREATER MONTEREY PENINSULA AREA, NON-COASTAL ZONE.

Jennifer Savage, Project Planner, presented the project and discussed the changes to the report, including a change to the grading amount (increased to 150 cubic yards) to reflect the need to bring in fill to compact on site.

Maureen Wruck, representative, gave a presentation on the project. Grading was discussed and conditions were agreed upon.

It was moved by Commissioner Vandevere, seconded by Commissioner Diehl and passed by the following vote to approve the Use Permit as revised.

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

Commissioner Brown stated that having the arborist report and large plans would be helpful to the Commission.

## **3. BIRNBERG DIANE MIX TR (PLN060760)**

COMBINED DEVELOPMENT PERMIT CONSISTING OF: AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 5,795 SQ. FT., TWO-STORY WITH

BASEMENT LEVEL SINGLE-FAMILY RESIDENCE WITH AN ATTACHED 562 SQ. FT. GARAGE, A 420 SQ. FT. DETACHED BEDROOM SUITE, A 598 SQ. FT. GUEST HOUSE, A 254 SQ. FT. WORKSHOP, A 257 SQ. FT. POOL HOUSE, SWIMMING POOL, SEPTIC SYSTEM, AND A 566 SQ. FT. ARTIST STUDIO; USE PERMIT FOR THE REMOVAL OF 11 HEALTHY PROTECTED OAK TREES, 27 TREES IN FAIR TO POOR CONDITION; AND GRADING (APPROXIMATELY 2664 CUBIC YARDS CUT/1122 CUBIC YARDS FILL). THE PROPERTY IS LOCATED AT 8 CORRAL RUN, CARMEL (ASSESSOR'S PARCEL NUMBER 239-101-017-000), CARMEL VALLEY MASTER PLAN AREA.

Bob Schubert, Project Planner, requested a continuance to complete environmental review for the project.

Maureen Wruck, representative, agreed to a continuance.

It was moved by Commissioner Brown, seconded by Commissioner Sanchez and passed by the following vote to continue this item to June 27, 2007.

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

**4. SILVERIA FLORENCE ZOE (PLN070005)**

USE PERMIT AND DESIGN APPROVAL TO ALLOW A 384 SQUARE FOOT REMODEL TO AN EXISTING 940 SQUARE FOOT SINGLE FAMILY DWELLING, THE CONSTRUCTION OF A 462 SQUARE FOOT FIRST-STORY ADDITION AND A NEW 750 SQUARE FOOT SECOND-STORY WITHIN AN HR DISTRICT. THE COLORS AND MATERIALS WILL CONSIST OF OFF WHITE, TEAL AND WHITE FOR THE BODY AND TRIM, WOOD FRAME WINDOWS, HORIZONTAL SIDING, AN ASPHALT SHINGLE ROOF AND A DUTCH DOOR FOR THE REAR ENTRANCE. THE PROPERTY IS LOCATED AT 37 RAILROAD AVENUE, SPRECKELS (ASSESSOR'S PARCEL NUMBER 177-033-007-000), NORTH OF THE INTERSECTION OF RAILROAD AND FIRST STREET, GREATER SALINAS AREA.

Anna Quenga, Project Planner, presented the project.

Mark Thompson, representative and designer, agreed to the conditions.

It was moved by Commissioner Padilla, seconded by Commissioner Vandevere and passed by the following vote to approve the Use Permit.

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

**E. OTHER MATTERS - NONE**

**F. DEPARTMENT REPORT** – Secretary Novo discussed the recent election and relayed that certification of election will probably be finished by June 26, 2007. The 1982 General Plan will be used in the interim.

**G. COMMISSION REFERRALS** – Change on page 2 ??? – schedule for later in the summer. Commissioner Diehl asked for an update on the Land Use Advisory Committee guidelines.

*BREAK – 9:40 a.m. RECONVENE – 10:03 a.m.*

**5. OVERVIEW OF LAFCO**

Kate McKenna presented some general information about LAFCO and how they work together with the county. Question and answer period followed.

**6. WILLIAMSON ACT**

David Lutes presented information and updates of the Williamson Act. Question and answer period followed.

**7. OVERVIEW OF RESOURCE MANAGEMENT AGENCY STRATEGIC PLAN**

As the meeting was running into the lunch hour, it was moved by Commissioner Brown, seconded by Commissioner Padilla and passed by the following vote to continue this item to June 27, 2007.

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

**ADJOURNMENT:** 12:02 p.m.

ATTEST

  
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MIKE NOVO, SECRETARY

MN:kb/ca