

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
MAY 14, 2008
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.

I. ROLL CALL

Present: Jay Brown, Steve Pessagno, Martha Diehl, Don Rochester, Nancy Isakson, Mathew Ottone, Juan Sanchez, Cosme Padilla, Keith Vandever (Vice Chair)

Absent: Aurelio Salazar, Jr.

II. PUBLIC COMMENT: NONE

III. APPROVAL OF MINUTES: NONE

IV. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS: NONE

V. COMMISSIONER COMMENTS, REQUESTS & REFERRALS: NONE

VI. ACTION ITEMS

1. MURPHY EMMETT (PLN070540)

AMENDMENT TO A PREVIOUSLY APPROVED AMENDMENT (PLN030071/BLISS) TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PLN980149/BLISS). THIS SECOND AMENDMENT CONSISTS OF: 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A TWO-STORY 5,363 SQUARE FOOT SINGLE FAMILY DWELLING WITH A 1,785 SQUARE FOOT ATTACHED GARAGE, 160 SQUARE FOOT POOL, HOT TUB, AND 3,252 SQUARE FEET OF PATIO AREA, PHOTOVOLTAIC PANELS, WELL, SEPTIC SYSTEM, AND ACCESS ROAD/DRIVEWAY; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN ENVIRONMENTALLY SENSITIVE HABITAT; AND 3) DESIGN APPROVAL. GRADING WILL CONSIST OF 4,604 CUBIC YARDS OF CUT AND 246 CUBIC YARDS OF FILL. THE PROPERTY IS LOCATED AT 3600 RED WOLF DRIVE, CARMEL HIGHLANDS AREA (ASSESSOR'S PARCEL NUMBER 416-011-017-000), CARMEL AREA LAND USE PLAN, COASTAL ZONE. THIS PROJECT IS ASSOCIATED WITH PLN980149, PLN030071, PLN040015, AND GP050327.

Joe Sidor, Project Planner, presented the project.

Robert Carver, representative, was in agreement with the conditions.

Public Comment: None.

It was moved by Commissioner Diehl, seconded by Commissioner Brown and passed by the following vote to consider an Addendum to a previously prepared Mitigated Negative Declaration adopted by the Planning Commission on July 28, 2004 and Mitigation and Monitoring Program and approve the amendment to a previously approved amendment (PLN030071/Bliss) to a previously approved Combined Development Permit (PLN980149/Bliss) based on the findings and evidence and subject to the recommended conditions and mitigations, with changes to recommended conditions 31 and 40.

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

2. U S A (CHAPIN) (PLN070377)

CONTINUED FROM 4/30/08. SECOND EXTENSION REQUEST TO A PREVIOUSLY APPROVED PERMIT (PLN970390) FOR AN ASPHALT AND CONCRETE RECYCLING FACILITY. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF RESERVATION ROAD AND IMJIM ROAD, MARINA (ASSESSOR'S PARCEL NUMBER 031-121-002-000), GREATER MONTEREY PENNINSULA AREA.

Valerie Negrete, Project Planner, presented the project.

Counsel t advised that the recommendation should be "consider" an addendum instead of "adopt" an addendum.

John Bridges, representative, was in agreement with the conditions and clarified that the plant operates intermittently all year long, resulting in effect in approximately 6 months of total operation over the course of the year.

Public Comment: None.

It was moved by Commissioner Padilla, seconded by Commissioner Rochester and passed by the following vote to consider an addendum to the Mitigated Negative Declaration and approve the extension to the Use Permit based on the findings and evidence and subject to the recommended conditions, as corrected to add an expiration date of May 14, 2018 in condition 1.

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

3. PANZIERA WILLIAM J TR ET AL (PLN070257)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) USE PERMIT TO ALLOW CONSTRUCTION OF TWO WIND ENERGY ELECTRICAL TURBINES, 200 CU YDS OF GRADING AND APPURTENANT ELECTRICAL FACILITIES; AND 2) VARIANCE TO INCREASE BOTH WIND ENERGY ELECTRICAL TURBINES' HEIGHT (SYSTEM HEIGHT) FROM 100 FT TO 212 FT. THE PROPERTY IS LOCATED AT 1290 RIVER ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 167-041-005-000), CENTRAL SALINAS VALLEY AREA.

Bob Schubert, Acting Planning Manager, recommended a continuance of the project to a date uncertain as a result of premature noticing of the project and ongoing project review and analysis.

Public Comment: None.

It was moved by Commissioner Brown, seconded by Commissioner Isakson and passed by the following vote to continue the project to a date uncertain.

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

VIII. OTHER MATTERS

GREATER MONTEREY PENINSULA LUAC – It was moved by Commissioner Isakson, seconded by Commissioner Diehl and passed by the following vote to **reappoint Alan Church**.

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

Carmel Highlands LUAC – It was moved by Commissioner Diehl, seconded by Commissioner Padilla and passed by the following vote to **reappoint Al Weber**.

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

IX. DEPARTMENT REPORT: None

REFERRALS:

Commissioner Isakson asked for an update regarding the General Plan. Commissioner Diehl asked that General Plan Update schedule and process be an on-going agenda item. Secretary Novo advised that he will add General Plan Update schedule and process as an item on the next Planning Commission agenda.

Commissioner Brown stated that the subcommittee had finished its work on the Land Use Advisory Committee Guidelines, which will come back to the Planning Commission for consideration.

BREAK – 9:38 a.m. RECONVENED – 10:00 a.m.

4. RANDAZZO JOHN & ALICE TRS (PLN080152)

REQUEST FOR A WAIVER OF APPLICATION FEES FOR THE PROCESSING OF AN AMENDMENT TO A PREVIOUSLY APPROVED USE PERMIT (ZA93059). THE APPROVED PERMIT INCLUDES A RANGE OF USES INCLUDING OPEN AIR RETAIL SALES (SEE ATTACHED COPY OF THE PERMIT APPROVAL). THE PROPOSED AMENDMENT WOULD REMOVE THE OPEN AIR SALES AND ADD THE SALES OF SALVAGED CONSTRUCTION MATERIALS AT THE SITE. THE PROPERTY IS LOCATED AT 10900 MERRITT STREET (ASSESSOR PARCEL NUMBER 030-165-002-000), CASTROVILLE, CASTROVILLE COMMUNITY PLAN AREA.

Luis Osorio, Project Planner, presented the project. Tom Moss, Water Resources Agency, related that they are not recommending waiving their fees on this project. They are preparing a hydrologic analysis for the area. Commissioners asked about the history of the clearing of the slough and the placement of fill on the property. Tom Moss provided information on the history.

John and Mark Randazzo, owners, asked that the fees be waived because they did not place the fill on the property, they will have to work to reestablish their business, and they have spent a lot of time and money on the site. They explained why the retaining wall was built and that they did not think they needed permits.

Public Comment: None.

Commissioner Diehl asked that some additional reasons be put into the resolution to support the waiver.

Commissioner Isakson thought that all fees should be waived. Commissioner Pessagno noted the cooperation of the property owners in changing the site uses.

It was moved by Commissioner Pessagno, seconded by Commissioner Sanchez and passed by the following vote to approve waiver of fees of all the land use departments and to incorporate changes into the recommended resolution.

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

5. MONTEREY PENINSULA REGIONAL PARKS (PLN080093)

CONTINUED FROM 4/30/08. AMENDMENT TO AN EXISTING COASTAL DEVELOPMENT PERMIT PLN050638 CONSISTING OF THE FOLLOWING ENTITLEMENTS: 1) COASTAL DEVELOPMENT PERMIT TO ALLOW THE DEVELOPMENT OF 22,285 LINEAR FEET OF NEW TRAILS WITHIN 100 FEET OF AN ENVIRONMENTALLY SENSITIVE HABITAT; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT OF 2,195 LINEAR FEET OF ROAD REALIGNMENTS AND THE RETIREMENT OF 10,475 LINEAR FEET OF EXISTING ROADS ON SLOPES IN EXCESS OF 30%; AND GRADING (APPROXIMATELY 1,402 CUBIC FEET OF CUT AND 1,402 CUBIC FEET OF FILL). THE PROPERTY IS LOCATED WITHIN THE PALO CORONA REGIONAL PARK (ASSESSORS PARCELS 243-101-007-000, 243-101-006-000, 243-081-008-000, 243-081-005-000, 157-121-001-000, AND 157-121-002-000), EAST OF CARMEL RIVER STATE BEACH, CARMEL AREA, COASTAL ZONE.

Ramon Montano, Project Planner, presented the project and distributed a memorandum recommending changes to the findings.

Tim Jensen and Scott Hennessy, representatives, answered questions.

Public Comment: None.

It was moved by Commissioner Diehl, seconded by Commissioner Pessagno, and passed by the following vote to consider the information contained in the Monterey Regional Park District's Negative Declaration adopted on April 7, 2008 by the Board of the Monterey Regional Park District and approve an amendment to the General Development Plan for the Palo Corona Regional Park, "Front Ranch," based on the findings and evidence as corrected at the hearing and subject to recommended conditions.

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

VII. ACTION/INFORMATION ITEMS: None

X. ADJOURNMENT: 10:53 a.m.

Date Adopted: June 25, 2008

ATTEST



MIKE NOVO, SECRETARY