

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
JUNE 11, 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, Aurelio Salazar, Jr. (Chairman), Mathew Ottone, Juan Sanchez, Keith Vandevere (Vice Chair)
Absent: Cosme Padilla

II. PUBLIC COMMENT: NONE

III. APPROVAL OF MINUTES – April 9 and April 30, 2008

It was moved by Commissioner Vandevere, seconded by Commissioner Diehl and passed by the following vote to **approve** the minutes of **April 9, 2008**.

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

It was moved by Commissioner Rochester, seconded by Commissioner Vandevere and passed by the following vote to **approve** the minutes of **April 30, 2008**.

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

IV. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS - None

V. COMMISSIONER COMMENTS, REQUESTS & REFERRALS - None

VI. ACTION ITEMS

1. REED PATRICIA A/MICHAEL (PLN070131)

USE PERMIT TO ALLOW THE REMOVAL OF 11 COAST LIVE OAK TREES TO ALLOW THE CONSTRUCTION OF A NEW 2,614 SQUARE FOOT MANUFACTURED HOME WITH A 440 SQUARE FOOT ATTACHED GARAGE AND THE CONVERSION OF AN EXISTING 1,200 SQUARE FOOT MANUFACTURED HOME TO A HOBBY ROOM, AND GRADING CONSISTING OF 337 CUBIC YARDS OF CUT AND 316 CUBIC YARDS OF FILL. THE PROPERTY IS LOCATED AT 113 VEGA ROAD, ROYAL OAKS (ASSESSOR'S PARCEL NUMBER 117-472-001-000), NORTH COUNTY AREA, NON-COASTAL ZONE.

Staff requested a continuance as the project scope was changed by the applicant, and now requires changes to the initial study and the staff report.

Public Comment: None.

It was moved by Commissioner Brown, seconded by Commissioner Sanchez and passed by the following vote to continue this item to July 9, 2008

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

2. PEREZ DIONISIO A/JOSEFINA (PLN070192)

STANDARD SUBDIVISION VESTING TENTATIVE MAP TO ALLOW DIVISION OF A 1.036 ACRE PARCEL INTO 15 PARCELS RANGING IN SIZE FROM 2,300 SQUARE FEET TO 3,299 SQUARE FEET EACH, RESPECTIVELY. THE PROJECT INCLUDES THE DEMOLITION OF EXISTING STRUCTURES, THE CONSTRUCTION OF 15 SINGLE FAMILY DWELLINGS AND SITE IMPROVEMENT PLANS. THE PROPERTY IS LOCATED AT 11680 POOLE STREET, CASTROVILLE (ASSESSOR'S PARCEL NUMBER 030-031-011-000), CASTROVILLE COMMUNITY PLAN AREA, NORTH COUNTY NON-COASTAL AREA.

Anna Quenga, Project Planner, presented the item, changes to conditions, and also presented a memorandum recommending changes to the recommended conditions. The Planner also recommended a correction to the heading of condition 57. The Planning Director suggested corrections to findings.

The Planning Commission asked questions related to parking and flooding. Planner Quenga responded to the parking questions. Shauna Juarez, Water Resources Agency, stated a grading permit would be needed and 90% compaction would be required.

Public Comment: Scott Safati, Applicant, agreed to the conditions.

It was moved by Commissioner Vandevere, seconded by Commissioner Rochester and passed by the following vote to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and approve the Standard Subdivision subject to the recommended findings and conditions, as corrected by staff.

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

3. OSEGUERA JOSE F ET AL (PLN060112)

COMBINED DEVELOPMENT PERMIT INCLUDING: (1) STANDARD SUBDIVISION OF A 4.8 ACRE PARCEL INTO 12 COMMERCIAL LOTS RANGING IN SIZE FROM 16,600-18.400 SQUARE FEET WITH A PRIVATE ACCESS DRIVEWAY SERVING THE LOTS FROM MADISON LANE; AND (2) A USE PERMIT AND GENERAL DEVELOPMENT PLAN TO ACCOMMODATE A MIXTURE OF COMMERCIAL DEVELOPMENT. THE COMMERCIAL DEVELOPMENT INCLUDES FOUR SEPARATE BUILDINGS (BUILDINGS 'A') TOTALING 23,880 SQUARE FEET FOR COMBINED OFFICE AND WAREHOUSE USES; TWO BUILDINGS (BUILDINGS 'B') COMPRISING FOUR SEPARATE INTERNAL SPACES TOTALING 12,600 SQUARE FEET FOR COMBINED RETAIL, WAREHOUSE AND OFFICE USES; AND FOUR SEPARATE BUILDINGS (BUILDINGS 'C') TOTALING 22,000 SQUARE FEET FOR COMBINED OFFICE AND WAREHOUSE USES. A TOTAL OF 201 PARKING SPACES.

AND 24 LOADING SPACES WILL SERVE EMPLOYEE, CUSTOMER AND STAGING AREAS FOR TRUCK LOADING. THE PROPERTY IS LOCATED AT 1132 -1136 MADISON LANE, SALINAS (ASSESSOR'S PARCEL NUMBER 261-041-027-000), BORONDA COMMUNITY, GREATER SALINAS AREA.

Staff requested a continuance to June 25, 2008, to allow additional time to complete the staff report.

Public Comment: None.

It was moved by Commissioner Diehl, seconded by Commissioner Ottone and passed by the following vote to continue this item to June 25, 2008.

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

4. KENNEDY MICHAEL E/PAULA L TR (PLN060014)

STANDARD SUBDIVISION TO DIVIDE ONE EXISTING LOT OF RECORD OF 132 ACRES INTO 11 LOTS RANGING FROM 5.1 ACRES TO 40 ACRES; AND ONE REMAINDER PARCEL OF 40 ACRES. WATER WILL BE SUPPLIED BY INDIVIDUAL WELLS; WASTEWATER DISPOSAL WILL BE BY INDIVIDUAL SEPTIC SYSTEMS. THE PROPERTY IS LOCATED AT THE END OF MURPHY ROAD, LOCKWOOD (ASSESSOR'S PARCEL NUMBER 423-261-013-000), APPROXIMATELY 2 1/2 MILES FROM LOCKWOOD-BRADLEY ROAD, SOUTH COUNTY AREA.

Patrick Kelly, Project Planner, presented the project and made modifications to the staff report, recommending the removal of conditions 28, 31 and 39 and changing the timing of Condition 40 to "prior to grading permits."

Janna Faulk, Environmental Health, added a condition regarding the septic envelope.

Public Comment: Sheri Damon, representative, corrected Finding 1, to say Lot "6" instead of Lot "1" and accepted the conditions.

Michael Kennedy pointed out that there is other building activity in the area, including the recently approved Country Lake Estates subdivision.

It was recommended that a condition be added to place a deed restriction on lot 1 to limit this lot to one primary dwelling unit. Applicant accepted this restriction.

It was moved by Commissioner Brown, seconded by Commissioner Sanchez and passed by the following vote to adopt the Mitigated Negative Declaration and Mitigation Monitoring Program and approve the Standard Subdivision with changes as discussed.

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

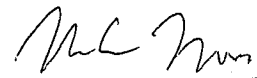
BREAK - 9:55 a.m. RECONVENED - 10:05 a.m.

5. CARMEL VALLEY BICYCLE TRAIL (PLN080106)

X. ADJOURNMENT – 10:59 a.m.

Date adopted: August 27, 2008

ATTEST



MIKE NOVO, SECRETARY

MN:kb/ca