

**FINAL  
MONTEREY COUNTY PLANNING COMMISSION  
OCTOBER 8, 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), Juan Sanchez, Cosme Padilla, Keith Vandevere (Vice Chair), Mathew Ottone  
(arrived at 9:04)

Absent: None

**II. PUBLIC COMMENT: NONE**

*Commissioner Ottone arrived.*

**III. APPROVAL OF MINUTES – SEPTEMBER 10, 2008**

The Commissioners noted an extra “and” needed to be deleted from item #3. It was moved by Commissioner Vandevere, seconded by Commissioner Isakson and passed by the following vote to approve the minutes for September 10, 2008 with the correction.

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

**IV. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS - NONE**

**V. COMMISSIONER COMMENTS, REQUESTS & REFERRALS – NONE**

**VI. ACTION ITEMS**

**1. FELICITY LLC - PLN050706**

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT FOR THE DEMOLITION OF 2,577 SQUARE FEET OF AN EXISTING SINGLE FAMILY DWELLING AND DEMOLITION OF AN EXISTING 480 SQUARE FOOT DETACHED GUESTHOUSE, AND THE ADDITION OF 7,089 SQUARE FEET TO THE SINGLE FAMILY DWELLING, AND GRADING OF APPROXIMATELY 890 CUBIC YARDS OF CUT AND FILL; 2) A COASTAL DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF AN 850 SQUARE FOOT DETACHED CARETAKER UNIT; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF; 4) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE; 5) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT; AND 6) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 3252 17 MILE DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-462-006-000), DEL MONTE FOREST LAND USE PLAN, COASTAL ZONE

Joe Sidor, Project Planner, presented the project.

Commissioner Vandevere identified that the Initial Study did not have all the pages and asked that the item be trailed until staff could provide the complete document.

Chair Salazar directed that the item be trailed until after Agenda Item number 4.

**2. MAYL DR & MRS NATHAN - PLN000072**

COMBINED DEVELOPMENT PERMIT INCLUDING: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 5,287.6 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING INCLUDING A 641 SQUARE FOOT UNDERGROUND MECHANICAL ROOM AND A TWO-CAR, 638 SQUARE FOOT ATTACHED GARAGE, RETAINING WALLS, AND GRADING (APPROXIMATELY 1400 CUBIC YARDS OF CUT); 2) COASTAL ADMINISTRATIVE PERMIT FOR THE CONVERSION OF A TEST WELL INTO A PERMANENT WELL; AND 3) COASTAL DEVELOPMENT PERMIT FOR A SLOPE EXCEPTION TO ALLOW GRADING ON SLOPES 30% OR GREATER. THE PROPERTY IS LOCATED NORTH OF CUESTA WAY (ASSESSOR'S PARCEL NUMBER 243-052-049-000), LOT 3 OF CARMEL MEADOWS UNIT NO. 6, WEST OF HIGHWAY ONE, CARMEL AREA, COASTAL ZONE.

Anna Quenga, Project Planner, presented the project.

Commissioners had questions regarding water quality, water treatment, the need for the encroachment on thirty percent slopes, the well location, drainage issues, and the water release form. Anna Quenga, Janna Faulk, (Environmental Health) and Tom Moss (Water Resources Agency) answered the questions.

The Chair opened the public hearing.

Dan Curran, architect, discussed some of the topics raised by the Commission  
Public Comment: Margaret Snihow, Ann Lowe-McPherson.

The Commission discussed making changes to the Findings.

It was moved by Commissioner Isakson, seconded by Commissioner Rochester and passed by the following vote to continue the item to October 29, 2008 and direct staff to make changes to Findings 5 and 7, and to conditions 16, 17, and 18.

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

*BREAK – RECONVENED AT 10:53 a.m.*

**3. RANCHO LOS ROBLES - PLN970159**

PROPOSED APPLICATION CONSISTS OF A COMBINED DEVELOPMENT PERMIT INCLUDING: 1) COASTAL DEVELOPMENT PERMIT TO ALLOW THE DEMOLITION OF TWO SINGLE FAMILY DWELLINGS, TWO BARNS, A GARAGE AND THE REMOVAL OF TWO MOBILEHOMES; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW A STANDARD SUBDIVISION CONSISTING OF THE DIVISION OF TWO PARCELS TOTALING 33.58 ACRES INTO 102 LOTS TO INCLUDE: 97 SINGLE FAMILY RESIDENTIAL LOTS RANGING IN SIZE FROM 4,050 TO 19,742 SQUARE FEET, 1.76-ACRE COMMERCIAL PARCEL, 6-ACRE MULTI-FAMILY RESIDENTIAL PARCEL, 1.89-ACRE

COMMUNITY RECREATION PARCEL, ONE MINI PARK PARCEL, AND ONE PARCEL OF COMMON AREA; 3) COASTAL DEVELOPMENT PERMIT TO ALLOW REMOVAL OF 25 OAK TREES; 4) GENERAL DEVELOPMENT PLAN TO ALLOW COMMERCIAL OR PUBLIC/QUASI-PUBLIC DEVELOPMENT ON THE 1.76 ACRE COMMERCIAL PARCEL; AND 5) COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF A 4-UNIT APARTMENT COMPLEX. THE SUBDIVISION COMMITTEE RECOMMENDS THAT THE PLANNING COMMISSION APPROVE THE PROJECT WITH THE FOLLOWING AMENDMENTS: 76 TOTAL LOTS INCLUDING: 68 SINGLE FAMILY LOTS, FOUR DUPLEX LOTS, 1.76-ACRE LOT WITH A GENERAL DEVELOPMENT PLAN ALLOWING MIXED USE OF 17,000 SF COMMERCIAL SPACE WITH FOUR APARTMENT UNITS ABOVE, 9.7-ACRE OPEN SPACE PARCEL, AND A 2.5-ACRE PARK; ALLOW REMOVAL OF 25 OAK TREES AND 0.1-ACRE OF WILLOW TREES; ALIGN PROPOSED AND EXISTING ROADS ON SILL ROAD AND CREATE ONE ACCESS ROAD TO HALL ROAD. THE PROPERTY IS LOCATED AT 100 SILL ROAD, WATSONVILLE (ASSESSOR'S PARCEL NUMBERS 412-073-015-000 & 412-073-002-000), NORTH OF HALL ROAD, BETWEEN SILL AND HALL ROADS, LOS LOMAS AREA, NORTH COUNTY COASTAL ZONE.

Alana Knaster and Carl Holm, Project Planners, presented the project along with Richard James, EMC Planning Group. Staff recommended that the Planning Commission conduct a public hearing to receive testimony and provide direction to staff on a preferred alternative and return with appropriate findings, evidence, and conditions for the alternative, and continue the hearing to October 29, 2008.

The Commissioners asked about water supply, water use, traffic issues, and project benefits. Janna Faulk (Environmental Health), Tom Moss (Water Resources Agency), Richard James, Alana Knaster and Carl Holm responded to the questions.

The Chair opened the public hearing.

Mark Blum, attorney for the applicant, explained the project, their proposed alternative design, the inclusionary housing proposal, and responded to some of the questions.

*The Commission broke for lunch, returning at 1:30 p.m. Commissioners Pessagno and Isakson were absent after the lunch break.*

Chuck Allen, project applicant, discussed some of the Commission's concerns.

Pam Silkwood, attorney for the applicant, also addressed the Commission's concerns.

Public Comment: Carolyn Anderson, Margery Kay, Klaus Kloeppe, David Freed, Alex Solano.

Rebuttal was made by Mark Blum and Pam Silkwood.

It was moved by Commissioner Brown, seconded by Commissioner Salazar to direct staff to return with findings and conditions for staff's recommended alternative design. The motion failed by the following vote:

AYES: Brown, Salazar  
NOES: Diehl, Rochester, Ottone, Sanchez, Padilla, Vandever  
ABSENT: Pessagno, Isakson

It was moved by Commissioner Vandever, seconded by Commissioner Rochester and passed by the following vote to direct staff to prepare a resolution recommending that the Board of Supervisors deny the application.

AYES: Diehl, Rochester, Padilla, Vandevere, Ottone, Sanchez  
NOES: Brown, Salazar  
ABSENT: Pessagno, Isakson

It was moved by Commissioner Vandevere, seconded by Commissioner Diehl and passed by the following vote to continue the hearing to October 29, 2008.

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

**4. VAN BROCKLIN HENRY H & CLARYCE - GPZ080005**

ZONING RECLASSIFICATION TO REZONE A 2.5 ACRE PARCEL AND A 7.5 ACRE PARCEL FROM "LDR/5-D" ZONING CLASSIFICATION (LOW DENSITY RESIDENTIAL, 5 ACRE MINIMUM WITH DESIGN CONTROL OVERLAY) TO THE "LDR/5-D-B-6" ZONING CLASSIFICATION (LOW DENSITY RESIDENTIAL, 5 ACRE MINIMUM WITH DESIGN CONTROL AND B-6 BUILDING SITE OVERLAY). THE PROJECT SITE IS LOCATED AT 848 RIVER ROAD, SALINAS. (ASSESSOR'S PARCEL NUMBER 167-061-037-000). TORO AREA PLAN.

*Commissioner Ottone announced that he had a conflict of interest and recused himself.*

David Mack, Project Planner, presented the rezoning proposal.

The Chair opened the public hearing.

Nathan Cheney, representative, agreed with staff's recommendation.

Public Comment: None.

It was moved by Commissioner Diehl, seconded by Commissioner Vandevere and passed by the following vote to adopt the resolution recommending that the Board of Supervisors adopt an ordinance to rezone the subject site.

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

*Commissioner Ottone returned; Commissioner Brown left.*

**1. FELICITY LLC - PLN050706 (Trailed item)**

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT FOR THE DEMOLITION OF 2,577 SQUARE FEET OF AN EXISTING SINGLE FAMILY DWELLING AND DEMOLITION OF AN EXISTING 480 SQUARE FOOT DETACHED GUESTHOUSE, AND THE ADDITION OF 7,089 SQUARE FEET TO THE SINGLE FAMILY DWELLING, AND GRADING OF APPROXIMATELY 890 CUBIC YARDS OF CUT AND FILL; 2) A COASTAL DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF AN 850 SQUARE FOOT DETACHED CARETAKER UNIT; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF; 4) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF

A KNOWN ARCHAEOLOGICAL RESOURCE; 5) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT; AND 6) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 3252 17 MILE DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-462-006-000), DEL MONTE FOREST LAND USE PLAN, COASTAL ZONE

Joe Sidor, Project Planner, presented the project. Condors and bats are a concern, as is operations during inclement weather.

Commissioners expressed concern with the applicability of boilerplate conditions from the Fire District.

The Chair opened the public hearing.

Jun Suliano, representative, agreed with staff's recommendation except he had concerns with some of the Fire conditions.

Public Comment: None.

After discussion, it was moved by Commissioner Diehl, seconded by Commissioner Ottone and passed by the following vote to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan and approve the Combined Development Permit, with the deletion of conditions 15, 16, and 17, the addition of evidence as to that deletion, and the modification to condition 18.

AYES: Diehl, Rochester, Salazar, Sanchez, Padilla, Vandever, Ottone

NOES: None

ABSENT: Pessagno, Isakson, Brown

## **5. GENERAL PLAN 2007 (PLN070525)**

CONTINUED FROM 9/24/08. CONSIDER THE GENERAL PLAN UPDATE HEARING PROCESS AND SCHEDULE

Alana Knaster, Assistant Director RMA, presented the latest information on the processing of the General Plan and EIR, including extension of period for comments from the public until November 18, 2008, and stated that the Board of Supervisors would likely hold a meeting in December to preliminarily discuss the General Plan.

Commissioners asked that they have the Final EIR at least a week before their final deliberations.

After discussion, the following dates were chosen: November 12 for a workshop, starting in the afternoon and continuing into the evening, and a special meeting on December 3. The remaining schedule will be decided at a later meeting.

## **VII. ACTION/INFORMATION ITEMS**

## **VIII. OTHER MATTERS: NONE**

**IX. DEPARTMENT REPORT:** Secretary Novo informed the Commission that they received a recirculated portion of the draft EIR on the Mohsin/Samoske project on River Road.

## **X. ADJOURNMENT:** 3:35 p.m.

Date adopted: November 12, 2008

ATTEST:



MIKE NOVO, SECRETARY

MN:kb/ca