

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
OCTOBER 29, 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 – JULY 30, AUGUST 27, AND SEPTEMBER 24, 2008

Minutes for August 27 and September 24th were not available.

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

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

IV. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS - NONE

V. COMMISSIONER COMMENTS, REQUESTS & REFERRALS - Commissioner Salazar reminded everyone to vote.

VI. ACTION ITEMS

1. MAYL DR & MRS NATHAN (PLN000072)

CONTINUED FROM 10/08/08. 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.

Commissioner Brown had concerns with Condition 19 related to water treatment. Janna Faulk, Environmental Health, provided information, and Commissioners discussed the issue.

Dan Curran, representative, was in agreement with the conditions. Nate Mayl, applicant, gave some background on the project.

Public Comment: Robert Ord, III; Margaret Sincon

Commissioners had questions regarding drainage. Tom Moss, Water Resources Agency, addressed the questions.

Commissioners had questions regarding a drainage and sewage line. Janna Faulk answered questions.

It was moved by Commissioner Isakson, seconded by Commissioner Brown and passed by the following vote to approve the Combined Development Permit with changes recommended by staff and with changes to Finding 5 and Conditions 5 and 19.

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

2. ANGTON CURTIS J (PLN060575)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) AMENDMENT TO THE HIDDEN HILLS ESTATES SUBDIVISION FINAL MAP; (2) VARIANCE TO REDUCE THE REQUIRED FRONT YARD SETBACKS FROM 50 FEET TO 0 FEET ALONG WHIP ROAD; (3) USE PERMIT AND DESIGN APPROVAL FOR DEVELOPMENT OF A NEW 12,116 SQ. FT. TWO-STORY SINGLE-FAMILY RESIDENCE IN THE VISUAL SENSITIVITY OR "VS" ZONING DISTRICT INCLUDING AN INDOOR SWIMMING POOL (1,473 SQ. FT.), AN ATTACHED 4-CAR GARAGE (1,157 SQ. FT.) AND A DETACHED ACCESSORY STRUCTURE (3,280 SQ. FT.), 7,640 CUBIC YARDS OF GRADING (96,320 CUT/1,320 FILL) AND THE RELOCATION OF ONE 18-INCH DIAMETER OAK TREE; (4) USE PERMIT FOR RIDGELINE DEVELOPMENT. THE PROPERTY IS LOCATED AT 11395 SADDLE ROAD, HIDDEN HILLS SUBDIVISION, MONTEREY (ASSESSORS PARCEL NUMBER 416-131-023-000), GREATER MONTEREY PENINSULA AREA PLAN.

David Heinlein, Project Planner, presented the project and staff's recommendation that the Planning Commission recommend denial to the Board of Supervisors.

Commissioner Brown inquired about the use of Whip Road for a fire road. Dorothy Priolo, Salinas Rural Fire Department, explained. Commission discussed issues, including: 1) corner lot justification, 2) visual impacts, 3) ridgeline, and 4) flagging/staking.

Deputy County Counsel Strimling explained the findings required for a map amendment.

Christine Kemp, applicant's representative, introduced Scott Statler, architect for the project.

Scott Statler gave a presentation, and David Stone, contractor, answered questions.

Curtis Angton, owner/applicant, explained that he needs a garage to get all his cars on one site.

Ms. Kemp asked that the project be approved and presented draft findings and conditions.

Public Comment: Philomene Smith, chair of Greater Monterey Peninsula Land Use Advisory Committee (LUAC), stated some clarification of the LUAC's actions.

A continuance of the project was discussed.

It was moved by Commissioner Isakson, seconded by Commissioner Rochester to continue the hearing to enable staff to work with the applicant to address the issues discussed by the Commission.

The applicant stated that the applicant would prefer a recommendation of denial so that the project can be moved to the Board of Supervisors, as applicant is concerned with timing.

The motion passed by the following vote:

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

Lunch Break: 11:50, return at 1:15.

3. RANCHO LOS ROBLES (PLN970159)

CONTINUED FROM 10/8/08. 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 RECOMMENDED 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.

Carl Holm, Project Planner, presented findings for recommendation to the Board of Supervisors of denial of the project pursuant to the direction of the Planning Commission on October 8, 2008.

Mark Blum, representative, was present for the applicant.

Public Comment: Klaus Kloeppel, president of Friends, Artists, and Neighbors of Elkhorn Slough (FANS); Marjorie Kay, Mari Kloeppel, FANS

Commissioner Isakson and Pessagno stated that they will abstain from the vote, as they were not present at the previous hearing.

It was moved by Commissioner Vandevere, seconded by Commissioner Rochester and passed by the following vote to recommend denial of the project.

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

VII. ACTION/INFORMATION ITEMS

4. STAKING & FLAGGING CRITERIA (PD070742)

CONSIDER RECOMMENDING AMENDMENT OF STAKING & FLAGGING CRITERIA TO THE BOARD OF SUPERVISORS TO INCLUDE CRITERIA FOR REMOVAL OF STAKING.

Carl Holm presented the proposed changes.

Several Commissioners expressed concerns regarding when staking and flagging should be required or an alternative method used, when it can be seen by the LUAC or hearing body, the length of time the flagging/staking stays up, and language that reflects the intent.

Public Comment: Marjorie Kay

Alana Knaster, Assistant Director for RMA, suggested that long term projects could have different criteria.

Commissioners discussed having the flagging up for the hearing.

It was moved by Commissioner Isakson, seconded by Commissioner Rochester and passed by the following vote to continue this item to allow staff time to consider the comments and to come back with options.

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

5. GENERAL PLAN 2007 (PLN070525)

CONSIDER THE GENERAL PLAN HEARING PROCESS AND SCHEDULE (ORAL PRESENTATION ONLY)

Alana Knaster presented options regarding the hearing process and schedule explaining that the Draft EIR circulation period is being extended. Staff discussed possible formats for the November 12th workshop to review the draft EIR and General Plan Update.

Topics discussed included taking comments on the DEIR, having a workshop, and having a night meeting.

Commissioners suggested scheduling hearing on projects first, then having a General Plan workshop on November 12th at 9:00 a.m.

VIII. OTHER MATTERS - NONE

IX. DEPARTMENT REPORT: Secretary Novo relayed that the moratorium on certain applications will end on October 31st while work is being completed on the General Plan.

X. ADJOURNMENT: 2:42 p.m.

Date adopted: January 14, 2009

ATTEST



MIKE NOVO, SECRETARY

MN:kb/ca