

FINAL
MONTEREY COUNTY PLANNING COMMISSION
January 8, 2003
MINUTES

The Planning Commission met at 9:05 a.m. at the Board of Supervisors Chambers of the Courthouse at 240 Church Street, Salinas, California.

A. ROLL CALL

Present: Miguel Errea, Juan Sanchez, John Brennan, Laurence Hawkins, Sharon Parsons,
Martha Diehl, Julie Engell, Rudy Gonzalves, John Wilmot
Absent: Maryn Pitt-Derdivanis

Commissioner Parsons introduced and welcomed Rudy Gonzalves, appointed to replace District 1 Commissioner Robert Hernandez on the Planning Commission. Commissioner Errea and Hawkins were appointed to draft letters of appreciation and ask the Board of Supervisors for resolutions of appreciation for Robert Hernandez and Maryn Pitt-Derdivanis.

B. COMMENT PERIOD: None

C. PUBLIC - None

D. COMMISSION – Commissioner Brennan spoke to a parking concern at the Courthouse.

C. APPROVAL OF MINUTES Aug. 15 and Dec. 11, 2002

Commissioner Brennan moved, seconded by Commissioner Hawkins, and passed by the following vote to approve the minutes of August 15th and December 11, 2002:

AYES: Errea, Sanchez, Hawkins, Brennan, Parsons, Diehl, Engell, Wilmot
NOES: None
ABSENT: Pitt-Derdivanis
ABSTAIN: Gonzalves,

Pitt-Derdivanis arrived at 9:15 a.m.

D. SCHEDULED ITEMS

1. AROMAS COMMUNITY CENTER (PLN970585)

Staff recommended adoption of the Mitigated Negative declaration and approval of the project. The North County Inland Land Use Advisory Committee recommended approval. Lee Beardall presented the project with the staff recommendations and distributed revised conditions regarding Condition #9, drainage improvements; Condition #13, water balance analysis; Condition #21, business plan; Condition #30, wetland delineation study; and Condition #32, snack bar improvements. Copies of letters expressing concern about the project were distributed.

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Eric Van Dyke, representative, agreed to the conditions. Janet Montgomery, treasurer for the Aromas Community center Foundation, answered questions.

Public Comment in favor of the project: Jim Campbell, Gloria Del Campo, Jackie Munoz, Kevin Parsons, Chris McDougal, Wayne Holman, Richard Sacks, Armin Tropolis, Colin Parsons, Ethan Pesnic, Shawn Hodges, Glen Spitzer, Joe Yeter, Jan Hodges, Linda Bjornson, David Edwards, Carl Hodges, John Barker, Eric Gibihart, Bill Kemling, Tanja Lange, Charles Trementozzi, Kathy Alba, Bruce Weldon, and Ms. Mayler. Mike Lameth spoke for the project and submitted a petition in favor of the project. Patricia Hutchins, Supervisor Calcagno's aide, spoke in favor of the project.

Commissioner Errea suggested changing "business plan" in Condition #21 to "operating plan".

Nick Nichols, Public Works, added a condition regarding a pro-rata share toward the cost of the new interchange at the U.S. Highway 101/San Juan Road interchange. Eric Van Dyke agreed.

Commissioner Hawkins added "if necessary" to Condition #11, related to the 100-year flood elevation. Commissioner Diehl corrected Condition #13 related to a water balance analysis by deleting "prior to the parcel being fallowed" and adding above "the historic agricultural water use of the parcel;" and Condition #21 related to submitting a plan for the operation of the park to the Director of Planning and Building Inspection and adding "the Director of Parks and Recreation." She also indicated her desire to delete conditions related to noise control and time of use.

Commissioner Pitt-Derdivanis moved, seconded by Commissioner Brennan and passed by the following vote to adopt Resolution No. 03001 to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and approved project PLN970585 as amended.

AYES: Errea, Sanchez, Hawkins, Pitt-Derdivanis, Brennan, Parsons, Diehl, Gonzalves, Engell, Wilmot
NOES: None
ABSENT: None

2. MAYER KURT PETER (PLN010331)

Staff recommended approval subject to 17 conditions. The South Coast Land Use Advisory Committee recommended approval.

Aengus Jeffers, representative, conveyed that they would like to have a choice of either restoring the land or conveying the property to the Big Sur Land Trust.

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Zad Levy, Big Sur Land Trust, relayed his desire that the Planning Commission adopt alternate #2 of the staff report which involves a resolution of intent to approve the project without further restoration of Segment 4 as proposed by the applicant and without designating the site as open space; the Commission would direct staff to return with findings, evidence and conditions based on this modification if this is the preferred action and staff would find that since no new grading activity would occur, this would eliminate the need for all mitigation except Mitigation Measure 1-5 (Biology).

LUNCH BREAK After lunch Commissioner Parsons thanked Commissioner Pitt-Derdivanis for her contributions to the Planning Commission. She left at 1:35 p.m.

Commissioner Diehl moved, seconded by Commissioner Hawkins and passed by the following vote to adopt a resolution of intent to approve Alternate #2 and continue this item to January 29, 2003.

AYES: Errea, Sanchez, Hawkins, Brennan, Parsons, Diehl, Gonzalves, Engell, Wilmot
NOES: None
ABSENT: Pitt-Derdivanis
ABSTAIN: None

3. COSTA & OLSON (PLN010448)

This item was continued from December 11, 2002 to allow the Commissioners more time to look at the reports prepared for this project. Staff distributed a memorandum regarding an addition to finding #9 related to a 30% slope waiver and also distributed a letter in opposition from Lynette Huffman.

Todd Bessire, representative, agreed to the conditions.

Commissioner Diehl moved, seconded by Commissioner Wilmot and passed by the following vote to adopt Resolution #03002 to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and approve the Combined Development Permit as amended.

AYES: Errea, Sanchez, Hawkins, Brennan, Parsons, Diehl, Engell, Wilmot
NOES: None
ABSENT: Pitt-Derdivanis
ABSTAIN: Gonzalves

4. JESKA ROBERT & IONA (PLN020275)

This item was continued from December 11, 2002 at the applicant's request to allow additional time to work with the carriers. The applicant has requested a continuance to March 26, 2003 to allow time to resume their negotiations for collocation having experienced a delay due to the recent holidays.

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Commissioner Engell moved, seconded by Commissioner Wilmot and passed by the following vote to continue this item to March 26, 2003.

AYES: Errea, Sanchez, Hawkins, Brennan, Parsons, Diehl, Engell, Wilmot
NOES: None
ABSENT: Pitt-Derdivanis
ABSTAIN: Gonzalves

5. ORRADRE RANCH (PLN990292)

Staff recommended approval. Caltrans added a condition related to making ramp pavement repairs within five years.

John Cederquist, Swift Tectonics, Inc., agreed to the conditions.

Commissioner Errea moved, seconded by Commissioner Diehl and passed by the following vote to adopt Resolution #93003 to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and approve the Combined Development Permit as amended.

AYES: Errea, Sanchez, Hawkins, Brennan, Parsons, Diehl, Gonzalves, Engell, Wilmot
NOES: None
ABSENT: Pitt-Derdivanis

Commissioner Sanchez left at 2:35 p.m.

Commissioner Parsons appointed Commissioners Errea and Hawkins to the nominating committee for the Chair and Vice Chair for 2003.

6. CONDUCT A STUDY SESSION ON THE INCLUSIONARY HOUSING PROGRAM ADMINISTRATIVE MANUAL (PDO10049)

Jim Cook, Marti Noel and Melanie Schafer Freitas lead discussion on this item.

Public Comment: Jeane Errea, Brian Finegan, Sheri Damon and Vannesa Vallarta.

Commissioner Parsons passed the gavel to Commissioner Brennan at 4:00 p.m.

DISCUSSION ON TIMING AND DISTRIBUTION OF PLANNING COMMISSION REPORTS

Commissioner Diehl and Dale Ellis updated the Commission on the committee's meeting. It is the committee's desire that the packets be received on Monday instead of Thursday of the week prior to the hearing and to disallow any late reports. This item will stay on the agenda for further discussion on January 29th.

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DEPARTMENT REPORT – Dale Ellis reported that the Department has hired a second Assistant Director and Building Official, Brian Washko, and interviews for a Deputy Building Official will be held next week.

ADVISORY COMMITTEE APPOINTMENTS - NONE

ADJOURNMENT

The meeting was adjourned at 4:11 p.m.

ATTEST

Dale Ellis, Secretary

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