

**FINAL**

**MONTEREY COUNTY PLANNING COMMISSION  
JANUARY 29, 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, Laurence Hawkins, Cosme Padilla, John Brennan, Sharon Parsons,  
Martha Diehl, Rudy Gonzalves, Don Rochester, John Wilmot  
Absent: Juan Sanchez

OTHER MATTERS:

ADVISORY COMMITTEE APPOINTMENTS

Commissioner Diehl moved, seconded by Commissioner Brennan and passed by the following vote to reappoint Nancy Phillips to the Del Monte Forest Land Use Advisory Committee.

AYES: Errea, Hawkins, Padilla, Brennan, Parsons, Diehl, Gonzalves, Rochester, Wilmot  
NOES: None  
ABSENT: Sanchez

DISCUSS TIMING AND DISTRIBUTION OF PLANNING COMMISSION REPORTS

Lynne Mounday, Secretary Pro Tem, relayed that this item will be continued to the next meeting.

*Commission Sanchez arrived at 9:05 a.m.*

B. COMMENT PERIOD:

PUBLIC - Marjorie Kay welcomed the two new Commissioners from North County.

COMMISSION - Commissioner Parsons also welcomed the two new Commissioners and also thanked Commission Engell for her contributions during her tenure on the Commission. Commissioner Brennan was directed to write a thank you letter to Julie Engell.

Commissioner Hawkins remarked that he would have liked to attend the meeting on Rancho San Juan that he read about in the newspaper. Commissioner Parsons directed Lynne Mounday to see that the Commissioners be notified about future meetings on this project.

Commissioner Sanchez relayed that he was grateful for the parking attendant overseeing the Commission parking places this morning. Commissioner Diehl was congratulated on being appointed to Panetta's class at CSUMB.

Commissioner Diehl reported that three Commissioners attended the meeting between the Planning Department and the Secretaries and Chairs of the Land Use Advisory Committees. She

Planning Commission  
January 29, 2002

asked that items be put on the next agenda: 1) Consider Planning Commission liaisons to the LUAC's, 2) Discuss the LUAC's formed for the General Plan Update and 3) Discuss Planning Commission policy.

Commissioner Brennan also recommended agenda items: 1) Recommend changes to the LUAC guidelines and 2) Discussion on the boundaries for the LUAC. Commissioner Hawkins said he would like to see Fort Ord removed from the Greater Monterey Peninsula LUAC.

C. APPROVAL OF MINUTES

JANUARY 8, 2003

Commissioner Brennan moved, seconded by Commissioner Errea, and passed by the following vote to approve the minutes of January 8, 2003:

AYES: Errea, Sanchez, Hawkins, Brennan, Parsons, Diehl, Gonzalves, Wilmot  
NOES: None  
ABSENT: None  
ABSTAIN: Pedilla, Rochester

D. SCHEDULED ITEMS

1. DISCUSSION ON THE SPRECKELS DESIGN GUIDELINES (PD020116)

Ann Towner led the discussion on issues related to implementation of the Guidelines during the past four years. Issues discussed included policies pertaining to structural additions, specifically whether a new addition should be compatible with or differentiated from an existing building. Kelly Morgantini, Enid Sales, John Skourkes, and Jim Reilly, HRRB members, spoke as did former HRRB member Mark Norris. Ms. Morgantini suggested adding HRRB to the planning application check sheet. Paul Jensen, Spreckels Design Review Committee member, added to the discussion. Elizabeth Panetta, Spreckels resident, suggested updating the map at the Spreckels post office.

Chair Parsons suggested a joint meeting between staff, HRRB and the Spreckels Neighborhood Design Review Committee. After discussion Commissioners Parsons and Errea volunteered to also attend.

Commissioner Rochester moved, seconded by Commissioner Brennan and passed by the following vote to direct staff to coordinate a joint meeting between staff, HRRB and the Spreckels Neighborhood Design Review Committee.

AYES: Errea, Sanchez, Hawkins, Padilla, Brennan, Parsons, Diehl, Gonzalves,  
Rochester, Wilmot  
NOES: None  
ABSENT: None

Planning Commission  
January 29, 2002

2. RECEIVE PRESENTATION ON COUNTY ANNUAL HOUSING STRATEGY  
(PDO10049)

Jim Cook, Housing and Redevelopment, introduced this item followed by presentations from Bill Coffey and Jack Paquin, developers. Paul Burn presented new concepts in design for high density affordable housing.

Public Speaker: Mary Zenk

3. MARY ARCOTTI TRUST ET AL (PLN010369)

Staff recommended approval and revised Condition #6 related to a deed restriction regarding the lot size being less than the designated Farmland designation for each parcel. The Toro LUAC recommended approval.

Michael Cling, representative, offered language for the revision of Condition #6.

Commissioner Hawkins moved, seconded by Commissioner Sanchez and passed by the following vote to adopt Resolution #03004 approving the Use Permit and Lot Line Adjustment for PLN010369 including the revised language for Condition #6.

AYES: Errea, Sanchez, Hawkins, Padilla, Brennan, Diehl, Gonzalves, Rochester,  
Wilmot  
NOES: Parsons  
ABSENT: None

4. BLACKIE MEADOWS ESTATES (PLN990227)

On January 9, 2003, the Subdivision Committee met and recommended approval. Staff recommended that the Planning Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Program and approval of the project to the Board of Supervisors. Staff offered a correction to Finding #2, no significant adverse impacts on the environment, and also added evidence to this finding. The Environmental Health Department offered revised language for Condition #36, disposal system design, and added a new condition related to septic envelopes for Lots 1-5 being placed on the final map. The North County Non-Coastal Land Use Advisory Committee recommended approval.

Al Mulholland, Water Resources Agency, added a condition for a road and maintenance association.

Nick Nichols, Public Works, modified Condition #30, fair share financial contribution towards improvements to the existing Highway 101 alignment or fair share financial contribution towards the establishment of the Highway 101 bypass.

Stan Silva agreed to the conditions.

Bill Pipes, geologist representative, answered questions.

John Stock had a road safety concern.

Commissioner Brennan moved, seconded by Commissioner Sanchez and passed by the following vote to continue this item to February 12, 2003 to allow time for the planner to make findings and evidence for a recommendation for denial for the Board of Supervisors.

AYES: Errea, Sanchez, Hawkins, Padilla, Brennan, Parsons, Diehl, Gonzalves,  
Rochester, Wilmot

NOES: None

ABSENT: None

5. MONTEREY COUNTY PUBLIC WORKS DEPARTMENT (PLN020382)

Staff recommended affirmation of the Mitigated Negative Declaration, adoption of the Mitigation Monitoring Program and approval of the project. The North County Coastal Land Use Advisory Committee recommended approval.

Enrique Saavedra, County Transportation Engineer, made a presentation on the accident history and level of service ("F") at the project site. After project completion level of service will be change to "A".

Marjorie Kay spoke in favor of the project. Clarence Henry had safety concerns.

Commissioner Wilmot moved, seconded by Commissioner Hawkins and passed by the following vote to adopt Resolution # 03005 to affirm the Mitigated Negative Declaration, adopt the Mitigation Monitoring Program and approve the project including the addition to MMP #7 and Condition #13 and 14 of a 5 year monitoring period and a construction management plan.

AYES: Errea, Sanchez, Hawkins, Padilla, Brennan, Parsons, Diehl, Gonzalves,  
Rochester, Wilmot

NOES: None

ABSENT: None

6. DREISBACH FAMILY TRUST (PLN010363)

Staff recommended adoption of the Mitigated Negative Declaration and Mitigation Monitoring Program and approval of the project. An appendix to the staff report was distributed. Staff recommended deletion of Condition #15 regarding payment of a pro-rate traffic mitigation fee of \$51,780, and adding to Condition #16 a report on ongoing compliance to the Planning Commission two years after approval. The North County Coastal Land Use Advisory Committee recommended approval.

Planning Commission  
January 29, 2002

Jasch Hamilton, applicant and prospective owner, answered questions.

Marjorie Kay spoke in favor of the project. Ms. Ikey Little spoke in opposition.

Keith Higgins, Traffic Engineer, answered questions.

Commissioner Hawkins moved, seconded by Commissioner Brennan and passed by the following vote to adopt Resolution #03006 to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and approve the project including Condition #15, pro-rate traffic mitigation fee, Condition #16, elimination of vehicle trips during peak periods, a construction management plan and the hours of operation identified in the Mitigation Monitoring Plan.

AYES: Errea, Sanchez, Hawkins, Padilla, Brennan, Parsons, Diehl, Gonzalves,  
Rochester, Wilmot  
NOES: None  
ABSENT: None

7. MAYER KURT PETER (PLN010331)

This item was heard by the Planning Commission on January 8, 2003 at which time the Commission adopted a Resolution of Intent to Approve the project subject to revised findings, evidence and conditions. Commission directed staff to include a condition that would allow the property owner a choice to remedy the grading violation by either restoring the property or by selling the property to a non-profit agency (Condition #2). Condition #2 and #19, conservation easement, were outlined.

Debra Howard for Aengus Jeffers, representative, directed the Commission to a letter from their office and agreed to the conditions.

Commissioner Diehl moved, seconded by Commissioner Brennan and passed by the following vote to adopt Resolution #03007 to adopt the Mitigated Negative Declaration and Mitigated Monitoring Program and approve the project as revised.

AYES: Errea, Sanchez, Hawkins, Brennan, Parsons, Diehl, Gonzalves, Wilmot  
NOES: None  
ABSENT: None  
ABSTAIN: Padilla, Rochester

DIRECTOR'S REPORT - Lynne Mounday read a letter for the Chair's signature nominating the Monterey Bay Area Chapter's 2002 workshop on Mitigation Monitoring for outstanding Chapter activity.

ELECTION OF CHAIR AND VICE CHAIR

Planning Commission  
January 29, 2002

Commissioner Hawkins reported the he and Commissioner Errea met and would like to nominate Commissioner Sanchez for Chair and Commissioner Wilmot for Vice Chair for the ensuing year.

Wendy Stremling, County Counsel, advised the Commission to wait until the next meeting in order to comply with the rules for the Commission.

ADJOURNMENT

The meeting was adjourned at 4:36 p.m.

ATTEST

---

Lynne Mounday, Secretary Pro Tem

/kb