

FINAL
MONTEREY COUNTY PLANNING COMMISSION
FEBRUARY 12, 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, Juan Sanchez,
Martha Diehl, Rudy Gonzalves, Don Rochester, John Wilmot
Absent: Sharon Parsons

B. COMMENT PERIOD

PUBLIC - None

COMMISSION - None

It was moved by Commissioner Hawkins, seconded by Commissioner Diehl and passed by the following vote to elect Commissioner Sanchez as Chair and Commissioner Wilmot as Vice Chair for 2003.

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

Commissioner Sanchez thanked the Commission and also thanked Commissioner Parsons for the wonderful job she did as Chair of the Commission for 2002.

DEPARTMENT REPORT: Dale Ellis reported that: 1) Planning Commission packets will be mailed out on Mondays with the exception of those that land on a holiday, 2) County departments have been asked to prepare 25% budget reduction plans; and 3) changes are being made in the EIR process.

ADVISORY COMMITTEE APPOINTMENTS

Carmel Valley - Jack Siebman sent in a letter of interest - The Commission will continue with its policy that no appointments will be made until after the General Plan Update is complete unless it is needed to maintain minimum LUAC membership.

Cachagua - Chairty Crane reappointment

Commissioner Brennan moved, seconded by Commissioner Hawkins and passed by the following vote to reappoint Charity Crane to the Cachagua Land Use Advisory Committee.

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

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NOES: None
ABSENT: Parsons

C. APPROVAL OF MINUTES

January 29, 2003

Commissioner Diehl – under the Commission comment period – added to the items for the next agenda: “Discuss Planning Commission policy.”

Commissioner Brennan – added to the motion for Item #5 Monterey County Public Works Department (PLN020382) – “and a construction management plan.”

Commissioner Brennan moved, seconded by Commissioner Errea, and passed by the following vote to approve the minutes of January 29, 2003 as amended:

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

D. SCHEDULED ITEMS

1. CONSIDER INCLUSIONARY HOUSING ORDINANCE AND ADMINISTRATIVE MANUAL AND MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS (PD010049)

This item was continued to February 26th to allow time for noticing.

2. LAND USE ADVISORY COMMITTEE (PD030021) Commissioners Diehl and Brennan lead discussion on this item.

a) The following Commissioners were chosen as liaisons to the LUACs

**2003 MONTEREY COUNTY LAND USE ADVISORY COMMITTEES (LUAC)
WITHIN BOARD OF SUPERVISOR DISTRICTS/PLANNING COMMISSIONERS SERVED**

LUAC AREA	SUP. DIST.#	SUPERVISOR	PLANNING COMMISSIONER (PRIMARY)	PLANNING COMMISSIONER (BACKUP)
BIG SUR COAST	5	POTTER	DIEHL	BRENNAN
SOUTH COAST	5	POTTER	DIEHL	BRENNAN
BRADLEY PARKFIELD	3	LINDLEY	ERREA	PARSONS
CACHAGUA	3 & 5	LINDLEY & POTTER	BRENNAN	DIEHL
CARMEL HIGHLANDS/UNINCORPORATED	5	POTTER	DIEHL	BRENNAN
CARMEL VALLEY	5	POTTER	BRENNAN	DIEHL
DEL MONTE FOREST	5	POTTER	DIEHL	BRENNAN
GREATER MONTEREY PENINSULA	5	POTTER	HAWKINS	BRENNAN
NORTH COUNTY-CZ	2 & 4	CALCAGNO & JOHNSEN	WILMOT	PADILLA
NORTH COUNTY NON-CZ	2	CALCAGNO	ROCHESTER	PADILLA
TORO	3 & 5	LINDLEY & POTTER	HAWKINS	PARSONS

NEIGHBORHOOD DESIGN REVIEW COMMITTEE	SUP. DIST.#	SUPERVISOR	PLANNING COMMISSIONERS (PRIMARY)	PLANNING COMMISSIONER (BACKUP)
SPRECKELS	3	LINDLEY	PARSONS	ERREA
CHUALAR	3	LINDLEY	PARSONS	ERREA

Commissioner Diehl moved, seconded by Commissioner Rochester and passed by the following vote to adopt the list of LUACs and the corresponding Commissioners.

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

b) Consider the LUACs formed for the General Plan Update – Commissioner Errea stated he would like to see the Bradley/Parkfield and the Lockwood/Bryson Hesperia committees stay on as permanent committees and possibly form a new one that would cover the San Lucas, San Ardo,

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and Priest Valley areas. Commissioner Diehl relayed her feeling that Land Use Advisory Committees should be available to all areas of the county.

c) Changes to the guidelines – An ad hoc subcommittee including Commissioners Brennan, Sanchez and Hawkins werewas appointed to work on an update of the LUAC guidelines.

d) Boundaries – A map showing the LUAC coverage/boundaries is needed. Commissioner Hawkins asked that the former Fort Ord be excluded from the Greater Monterey Peninsula LUAC. Commissioner Diehl suggested that Rancho San Carlos should be included in the Carmel Valley LUAC.

Commissioner Parsons arrived at 9:45 a.m.

Commissioners Hawkins and Parsons agreed that existing LUACs memberships should be kept for the duration of the General Plan Update and Commissioner Brennan added that the Commission could look at the LUAC committees again in August to see if we could open it up for new members. Commissioner Wilmot added that we appoint new members to the committees only if needed to keep the committee at the minimum number of members required by the guidelines.

Public Comment: Alfred Diaz Infante, Marjorie Kay, Joe Hertlein, Alana Knaster, Brian Finegan, Hans Jurgens.

3. SULLIVAN GODFREY & SUSAN (PLN020389)

Staff relayed that the applicant has submitted revised plans and additional time is needed for review and comment by other departments and the Carmel Valley Land Use Advisory Committee. The applicant concurs with the continuance.

Commissioner Parsons moved, seconded by Commissioner Errea and passed by the following vote to continue this item to February 26, 2003.

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

4. MC ALLISTER HUGH JR. TR. (PLN020347)

Staff recommended adoption of the Mitigated Negative Declaration and Mitigation Monitoring Program and approval of the project subject to 22 conditions. The Big Sur Land Use Advisory Committee recommended approval.

Commissioner Diehl had questions regarding Condition #12, no excavation or operation of heavy equipment during April and November, and Condition #22, no land clearing or grading during October 15 and April 15.

Mary Ann Schicketanz, representative, gave a history of the project.

Commissioner Hawkins moved, seconded by Commissioner Errea and passed by the following vote to adopt the Mitigated Negative Declaration and Mitigation Monitoring Program and approve Resolution #03008 for a Combined Development Permit including a Design Approval.

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

5. FOSTER MIKE & CATHIE (PLN020346)

Staff recommended approval with an additional condition related to an access easement on crossing from the Foster parcel to the Grover parcel and subject to 27 conditions. The Carmel Valley Land Use Advisory Committee recommended approval.

Commissioner Brennan had a water question. Tom Moss, Water Resources Agency, relayed that a water release form is required on the project. The applicant agreed to the conditions.

Wendy Strimling, County Counsel, offered language for the new condition: "The applicant shall provide assurance to the Planning and Building Inspection Department that the access easement crossing the subject parcel to the Grover parcel (AP 187-181-032) has been modified or reduced with the easement holder such that the project is not in conflict with the easement."

Paul Davis, representative, spoke regarding separating the garage from the house.

Commissioner Brennan moved, seconded by Commissioner Errea and passed by the following vote to adopt Resolution #03009 to approve the Combined Development Permit as amended by staff.

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

6. CARMEL VALLEY PARTNERS (PLN020032)

Staff recommended adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approval of the Combined Development Permit. The Carmel Valley

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LUAC recommended denial of the project. Staff relayed that a continuance request had been received from the applicant.

Brian Finegan, representative, agreed to a continuance to February 26, 2003.

Commissioner Parsons moved, seconded by Commissioner Diehl and passed by the following vote to continue this item to February 26, 2003.

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

7. BLACKIE MEADOWS ESTATES (PLN990227)

This item was continued from January 29th to allow staff time to prepare findings in support of the Commission's resolution of intent to recommend denial of the project to the Board of Supervisors due to traffic problems and lack of a sustainable long term water supply. Staff distributed a letter from John Bridges, representative, relating to water and an additional mitigation measure for traffic.

John Bridges spoke to water and traffic and offered to pay \$5,000 for road repair to Blackie Road.

Don Chapin spoke in support of the project.

Stan Silva and Evan Sargenti answered water related questions.

Commissioner Hawkins moved, seconded by Commissioner Parsons and passed by the following vote to adopt Resolution #03010 to recommend denial of the project without prejudice to the Board of Supervisors.

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

Commissioner Sanchez thanked Commissioner Parsons for a great year during her term as chair.
Commissioner Parsons thanked the Commission for their support and cooperation.

ADJOURNMENT

The meeting was adjourned at 2:28 p.m.

ATTEST

Dale Ellis, Secretary

/kb