

FINAL

**MONTEREY COUNTY PLANNING COMMISSION
MARCH 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, Sharon Parsons, Laurence Hawkins, Cosme Padilla, John Brennan,
Juan Sanchez, Martha Diehl, Rudy Gonzalves, Don Rochester, John Wilmot
Absent: None

B. **COMMENT PERIOD:**

PUBLIC - Richard Rosenthal spoke to road improvements and entrance for project PLN020048 and the east side road improvements for project PLN010206, both are Twelfth Tee Investors projects on Carmel Valley Road. He requested that the Planning Commission request the Planning Department to investigate the east side road improvement cuts and report back to the Planning Commission as to whether the actual grading exceeded the permitted grading plans and, if so, what, if any, additional erosion control measures were required. (This matter will be added to an upcoming agenda.)

COMMISSION - Commissioner Errea spoke regarding Williamson Act contracts. Commissioner Hawkins relayed that the subcommittee has been working on the Land Use Advisory Committee procedures and requested that a workshop be scheduled for April 9th.

C. **APPROVAL OF MINUTES**

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Corrections to the minutes included: 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, and Priest Valley areas. Several Commissioners relayed that they felt that Land Use Advisory Committees should be available to all areas of the county.

Commissioner Diehl moved, seconded by Commissioner Errea, and passed by the following vote to approve the minutes as amended for February 12, 2003.

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

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D. SCHEDULED ITEMS

1. PRESENTATION BY CURTIS WEEKS, GENERAL MANAGER OF THE WATER RESOURCES AGENCY, ON WATER ISSUES IN MONTEREY COUNTY (PD030035)

Curtis Weeks made a very useful power point presentation on this item.

Public: Hans Jurgens, Douglas Fay, Marjorie Kay and Larry Seeman.

2. RANCHO SAN JUAN UPDATE PRESENTATION (PC94025)

Questions and answers followed Nick Chiulos' power point presentation and the time line for the Rancho San Juan Specific Plan.

1. Public presentation - March and April;
2. Release of EIR and Specific Plan –April;
3. Public Comment period ends – June;
4. Prepare final plan and EIR – June, July and August;
5. Planning Commission hearings – August;
6. Board of Supervisors – September;
7. Complete modification of Specific Plan as directed by the Board of Supervisors and certify the EIR – October.

Public: Hans Jurgens, Darlene Din, and Brian Finegan.

3. SOUTH COUNTY HOUSING CORP. (PLN020136)

Staff distributed a copy of a letter from Paula Bradley, representative, asking for a continuance to March 26th to allow additional time to respond to traffic concerns.

It was moved by Commissioner Brennan, seconded by Commissioner Hawkins and passed by the following vote to continue this item to March 26, 2003.

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

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4. RANCHO SAN CARLOS PARTNERSHIP (PLN010278)

Staff recommended that the Planning Commission recommend to the Board of Supervisors adoption of the Mitigated Negative Declaration and Mitigation Monitoring Program and approval of the Combined Development Permit. Changes to conditions included :

Condition #4 – water balance analysis - replace the last sentence with “Any proposed increase in water use shall require the identification and implementation of mitigation measures, if feasible, by the applicant.”

Condition #11(c) – drainage channels designated Natural drainage Easements -delete “(Easements may vary from 5-20 feet in width) ”.

Condition #11(m) – a drainage plan – Change in timing. An approved drainage plan is needed before filing the parcel map and not delayed to issuance of demolition, grading, and/or building permits.

Conditon #12b – delete note on Grading and Building Permit Plans.

Condition #21 – water system improvements – amend to read : Prior to filing the final map, the applicant shall obtain an amended water system permit from the Division of Environmental Health.

Condition #22 – Inclusionary Housing Ordinance requirement – amend to strike the provision that in-lieu payments be allowed to satisfy the inclusionary element of this proposal. The applicant shall construct the Inclusionary Housing on proposed Lot F12, and shall be required to have those units ready for occupancy prior to the occupancy of the other units.

Condition #31 – mandatory water conservation regulations – change retention facilities to detention facilities.

Brian Finegan, representative, agreed to revision of the conditions.
David Howerton, representative, answered questions.

Public: Gillian Taylor and Frank Crist,

Issues yet to be resolved include: 1) staff analysis of emergency road, 2) wetland, and 3) findings and evidence for #3, Fish and Game, and #9, inclusionary housing and underground utilities.

It was moved by Commissioner Brennan, seconded by Commissioner Hawkins and passed by the following vote to continue this item to April 9, 2003 to resolve the outstanding issues.

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

5. MARKKULA ARMAS CLIFFORD (PLN020166)

This item was continued from the February 26th hearing at the request of the Cachagua Land Use Advisory Committee and Commissioner Brennan so that the Cachagua LUAC could hear the matter. They have since reviewed the application and recommended approval of the request to remove the 7,000 lb. weight limitation on the light personal aircraft using the airstrip.

Anthony Lombardo, representative, relayed that he had attended the Cachagua Land Use Advisory Committee meeting.

It was moved by Commissioner Hawkins, seconded by Commissioner Errea and passed by the following vote to adopt Resolution #03013 to approve an amendment to an existing Use Permit (PC06848) to modify a condition establishing a 7,000 pound weight limit for aircraft using the private airstrip located along Carmel Valley Road and Tularcitos Road in Carmel Valley.

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

6. INCLUSIONARY HOUSING (PD010049)

Jim Cook distributed copies of a California Inclusionary Housing Reader. He recommended that the Planning Commission consider the Inclusionary Housing Ordinance and Administrative Manual and make a recommendation to the Board of Supervisors.

Alfred Dias Infante, CHISPA, informed the Commission about their program to educate the first time home buyers. They have been doing it for four months and it has been well received.

Public – Jan Linderthal, South County Housing; Alfred Dias Infante, and Vanessa Varetta.

It was moved by Commissioner Hawkins, seconded by Commissioner Diehl and passed by the following vote to recommend adoption of the Negative Declaration and approval of the Inclusionary Housing Ordinance and Administrative Manual to the Board of Supervisors.

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

ADVISORY COMMITTEE APPOINTMENTS

It was moved by Commissioner Errea, seconded by Commissioner Brennan and passed by the following vote to reappoint Pete Cagliero to the Bradley/Parkfield Land Use Advisory Committee.

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

It was moved by Commissioner Diehl, seconded by Commissioner Errea and passed by the following vote to reappoint John Harlan to the South Coast Land Use Advisory Committee.

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

It was moved by Brennan, seconded by Rochester and passed by the following vote to accept with regret the resignations of Margaret Robbins and Glen Robinson from the Carmel Valley Land Use Advisory Committee.

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

It was moved by Commissioner Diehl, seconded by Commissioner Rochester and passed by the following vote to reappoint Donald Wald to the Carmel Unincorporated/Carmel Highlands Land Use Advisory Committee.

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

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It was moved by Commissioner Parsons, seconded by Commissioner Hawkins and passed by the following vote to reappoint Richard Hughett to the Toro Land Use Advisory Committee.

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

DIRECTOR'S REPORT

A field trip was scheduled for March 19th at 10:30 a.m. for the Laube/Engel, PLN010105 project.

The Commission was advised that the Project Design Group that is working with the County on the Fort Ord East Garrison project is doing a three day planning session April 15-17th. They will be working through a number of issues, design patterns, and planning concepts for the project. The Commission was invited to attend.

ADJOURNMENT

The meeting was adjourned at 3:10 p.m.

ATTEST

Dale Ellis, Secretary

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