

**FINAL**  
**MONTEREY COUNTY PLANNING COMMISSION**  
**MARCH 26, 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 - Marjorie Kay spoke to the lack of water in North County.

COMMISSION – Commissioners Hawkins and Diehl thanked staff for the timely distribution of the meeting packets.

C. APPROVAL OF MINUTES

February 26, 2003

Commissioner Parsons moved, seconded by Commissioner Errea, and passed by the following vote to approve the minutes of February 26, 2003:

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

D. SCHEDULED ITEMS

1. DISCUSSION OF COVERED PARKING REQUIREMENTS (PD030044)

Dale Ellis led the discussion on this matter. Commissioner Diehl expressed concern and offered solutions. Dale was directed to study the issue and bring back additional information the end of May.

Commissioner Hawkins moved, seconded by Commissioner Wilmot and passed by the following vote to accept the covered parking requirements report.

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

2. JESKA ROBERT & IONA (PLN020275)

Staff relayed that the applicant has requested a continuance to a date uncertain.

Commissioner Hawkins moved, seconded by Commissioner Errea and passed by the following vote to table this item to a date uncertain.

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

3. CARMEL ASSOCIATED SPORTSMEN (PLN020427)

Staff recommended approval of the Use Permit and Design Approval with 6 conditions. The Carmel Valley Land Use Advisory Committee recommended approval.

Spencer Chapple, Carmel Associated Sprotsmen President, agreed to the conditions.

Joel Panzer, representative for adjoining property owners, spoke in support of the project.

Commissioner Hawkins moved, seconded by Commissioner Errea and passed by the following vote to adopt Resolution #03015 to approve the Use Permit.

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

4. RIVERA DOMINGO & AUDREY (DA020647)

Staff recommended that the Commission deny the portion of the Design Approval request for a 4 ft. increase to the height of the single family residence and the addition of stairs at the front of the residence based on the Findings and Evidence and approve the portion of the Design Approval request to change the orientation of the garage based on the Findings and Evidence and Conditions. The current Design Approval application was not referred to the Toro Land Use Advisory Committee because the current proposal is the same as the one they recommended for denial.

Audrey Rivera gave a history of the project.

Glen Flemick, forester, spoke to the project.

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Ms. Loese Hinse, neighbor, spoke regarding a common fence.

Dan Curran and Robert Zweben, neighbors, spoke to the height of the residence.

Domingo Rivera showed pictures.

It was moved by Commissioner Diehl, seconded by Commissioner Hawkins and passed by the following vote to adopt Resolution #03016 to deny the Design Approval in part and approve the Design Approval in part.

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

5. SULLIVAN GODFREY & SUSAN (PLN020389)

Staff recommended a continuance to April 9, 2003 to allow time for staff and other County Departments to review and comment on the revised plans submitted on March 10, 2003.

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

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

6. PATTERSON WILLIAM & RITA (PLN010578)

This project was heard on appeal of the Zoning Administrator's January 30, 2003 approval of the project. The appeal was based on geologic and drainage issues and brought by Gill-Vista Enterprises, a neighboring property owner. Staff recommended approval of the project. The appellant asked that additional conditions be added that addressed their drainage concerns. They were distributed to the Commission. Staff asked for a continuance to the next meeting to allow time to evaluate the additional conditions.

Tom Moss, Water Resources Agency, spoke to Condition #14, Scenic and Conservation Easement.

Commissioner Diehl also directed staff to clarify language describing the project's visibility and the related condition for screening vegetation to reduce the visibility of the development.

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Rick Steres, architect, agreed to staff's conditions.

Alex Hubbard, representative, spoke to the stipulation asking for additional conditions related to drainage.

It was moved by Commissioner Diehl, seconded by Commissioner Brennan and passed by the following vote to continue this item to April 9, 2003 to allow staff time to evaluate the proposed conditions outlined by Mr. Hubbard and Condition #37, landscaping.

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

7. GURRIES (CALTRANS) (PLN020400)

The applicant has requested that this item be tabled to a date uncertain.

Donald Layne, Garrapata Water Company, Inc., expressed concern.

It was moved by Commissioner Padilla, seconded by Commissioner Hawkins and passed by the following vote to table this item to a date uncertain.

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

8. SOUTH COUNTY HOUSING CORP. (PLN020136)

Staff recommended adoption of the Mitigated Negative Declaration and approval of the Combined Development Permit with 63 conditions. The City of Salinas has approved of the traffic measures. Corrections to conditions included: Condition #33, contribute...“to Monterey County” ...traffic improvements in the Boronda area; Condition # 20 and #37, change parcel map to “final” map.

Jan Lindenthal, representative, gave a power point presentation. She offered language for Condition #60, Barn Owls.

Nick Nichols, Public Works, relayed that Rossi Street extension is part of the redevelopment plan.

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Marti Noel, Monterey County Housing and Redevelopment, answered questions regarding the Rossi Street extension.

Clay Pierce expressed concern.

Commissioner Wilmot moved, seconded by Commissioner Hawkins and passed by the following vote to adopt Resolution #03017 to adopt the Mitigated Negative Declaration and Program and approve the Combined Development Permit with changes as noted above.

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

9. GAMBOA ELVIRA (PLN000357)

Staff gave the history of the project. It is scheduled to be heard by the Board of Supervisors on April 22, 2003. A status report was given to the Board of Supervisors on March 25, 2003. Staff recommended that the Planning Commission recommend approval to the Board of Supervisors. Issues of the project include: drainage, water, land use and access. A continue to April 9<sup>th</sup> was recommended to allow time to study any issues raised by the public at this hearing.

Stephanie Pintar, Monterey Peninsula Water Management District, answered questions regarding water allocation for the County.

Anthony Lombardo, representative, spoke to conditions.

Daniel Zemanek, Sunrise Development, Inc., spoke to the history of the developers.

Joe Broadman spoke in favor of the project. Those speaking in opposition included: Paulala Lotz, Scott McClellan, Victoria Rugg, George Whisler, Alice Russell, Stephanie Pintar, Maxine Keene, DeAnne Howe, Michael Stamp, Mr. Robbins, Margaret Robbins, Christopher Clark, Rod Mills, John Delessio, Joe Hertlein, and Pat Bernardi.

After discussion issues were identified including: water, land use, public quasi public, traffic, road easement, flooding, and cumulative impacts.

It was moved by Commissioner Brennan, seconded by Commissioner Diehl and passed by the following vote to continue the project to April 9<sup>th</sup> to allow staff to prepare findings for denial.

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

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ABSENT: Wilmot

ADVISORY COMMITTEE APPOINTMENTS

It was moved by Commissioner Brennan, seconded by Commissioner Rochester and passed by the following vote to appoint Tom Branson to the Carmel Valley LUAC.

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

It was moved by Commissioner Errea, seconded by Commissioner Parsons and passed by the following vote to reappoint William Bartosh to the Bradley Parkfield LUAC.

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

It was moved by Commissioner Brennan, seconded by Commissioner Diehl and passed by the following vote to reappoint Edie Curry and Vernon Olson to the Cachagua LUAC.

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

It was moved by Commissioner Diehl, seconded by Commissioner Brennan and passed by the following vote to reappoint Kennieth Harlan to the South Coast LUAC.

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

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DIRECTOR'S REPORT

Dale Ellis advised that the Bliss field trip on Point Lobos Ridge Road scheduled for discussion has been pulled. He also reported that Jeff Main will be taking over his duties with the Commission starting in May in an effort to give further training to the Managers in the Department.

ADJOURNMENT

The meeting was adjourned at 5:00 p.m.

ATTEST

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Dale Ellis, Secretary

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