

FINAL

**MONTEREY COUNTY PLANNING COMMISSION
APRIL 30, 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, Juan Sanchez, Martha Diehl, Rudy Gonzalves, Don Rochester, John Wilmot
Absent: John Brennan

B. COMMENT PERIOD:

PUBLIC - Lynn Burgess, CAO's office, distributed the preliminary General Plan Update along with a CD rom and relayed that the Board of Supervisors were given copies on Tuesday, April 29th. Copies will be provided to the Chairs of each of the Land Use Advisory Committees along with the proposed schedule of hearings.

COMMISSION - None

C. APPROVAL OF MINUTES

March 26, 2003

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

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

NOES: None

ABSENT: Brennan

D. SCHEDULED ITEMS

1. GOLD RICHARD & CAROLYN (PLN020299)

This project was rescheduled by the Commission from its April 9th hearing to allow time for noticing in the newspaper. Alan and Meg Giberson, neighbors, have requested a public hearing of this Administrative Permit. They content that the proposed residence would penetrate the Carmel Valley Airport's FAA 7:1 Transition Zone. Staff and the

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ALUC contend that it does not. Staff recommended approval subject to 15 conditions. The Carmel Valley Land Use Advisory Committee recommended approval.

Michael Bolton, representative, agreed to the conditions for the project.

Meg Giberson spoke to her concerns.

It was moved by Commissioner Diehl, seconded by Commission Parsons and passed by the following vote to adopt Resolution #03022 to approve PLN020299.

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

2. CALTRANS (PLN000417)

Staff recommended adoption of the Negative Declaration and approval of the Coastal Development Permit subject to 8 conditions. The South Coast Land Use Advisory Committee recommended approval.

Commissioner Diehl questioned how erosion would be handled during construction, Condition #5. ("Seeding will be manual with no irrigation" was added to this condition.)

Chuck Cesena, Caltrans District 5, answered questions related to the project.

Commissioner Diehl moved, seconded by Commissioner Hawkins and approved by the following vote to adopt Resolution #03023 and approve PLN000417 as amended.

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

3. LAUBE SHELDON & NANCY (PLN010105)

Staff recommended adoption of the Mitigated Negative Declaration with a Mitigation Monitoring and Reporting Program and approval of the Combined Development Permit

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subject to 25 conditions. The Big Sur Land Use Advisory Committee recommended approval. Mitigation of the Smith's Blue Butterfly was discussed.

Todd Bessire, representative, asked that the hearing proceed.

Barbara Lane, neighbor, relayed that in the nine years that she has lived in the area, she has never seen a Smith's Blue Butterfly.

Jeff Bridges, representing McAllister, a neighbor, felt that a survey of the Smith's Blue Butterfly was needed and required.

Arden Handshy and Sheldon Laube asked that the Planning Commission proceed with the hearing.

Commissioner Diehl stated that she was against a continuance.

It was moved by Commissioner Hawkins, seconded by Commissioner Rochester and passed by the following vote to continue the hearing to May 28, 2003.

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

4. VALLIERE RICHARD (PLN020386)

Staff recommended granting the two year extension request with 25 conditions and recommended revising finding #5, a Negative Declaration was adopted by the Planning Commission on July 26, 2000. Condition #2, traffic impact fee, was revised from \$8,308.00 to \$15,000.00 for improvements in the Carmel Valley Master Plan Area; Condition #13, permit approval notice, add "was extended for two additional years on April 30, 2003; and Condition #11, Mitigation Monitoring agreement, was deleted.

It was moved by Commissioner Parsons, seconded by Commissioner Errea and passed by the following vote to adopt Resolution #03024 to approve PLN020386 as revised.

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

ABSENT: Brennan

5. SUAREZ STAN (PLN020015)

Staff relayed that the Zoning Administrator approved this application on March 13, 2003 with 34 conditions. The City of Soledad appealed the use permit based on the location and requested that the County refer the project to the city of Soledad. They have asked for a continuance to May 14th. Staff recommended adoption of the Mitigated Negative Declaration and Mitigation Monitoring Program including an additional finding and evidence and approval of the project thereby denying the appeal.

Laura Lawrence, Environmental Health, asked they Condition #16, oil/water separator, be moved from to the "Continuous Permit Conditions" section.

Anthony Lombardo, representative, agreed to the conditions.

Jose Charles, Stan Suarez and Jose Suarez spoke in favor of the project.

Noela Chapa, City of Soledad, was opposed due to zoning concerns and asked that the project be continued for further review.

It was moved by Commissioner Rochester, seconded by Commissioner Wilmot and passed by the following vote to adopt Resolution #03025 to approve the project as amended.

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

NOES: None

ABSENT: Brennan

6. REPORT ON 12TH TEE INVESTORS ROAD IMPROVEMENTS (PD030055)

Staff showed pictures of the 12th Tee Investors road improvements on power point.

Tom Allaire, representing Richard Rosenthal and Save Our Peninsula, voiced his concerns and used a power point presentation to show the inconsistency of the completed grading work for portions of the east side and west side road improvements and approved grading sheets.

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John Bridges, 12th Tee Investors representative, made a rebuttal.

Brian Washko and Scott Hennessy, Planning & Building Inspection, answered questions.

No action taken.

ADVISORY COMMITTEE APPOINTMENTS

Commissioner Diehl moved, seconded by Commissioner Hawkins and passed by the following vote to reappoint Bruce Neeb to the Big Sur LUAC.

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

NOES: None

ABSENT: Brennan

Moved by Commissioner Errea, seconded by Commissioner Padilla and passed by the following vote to reappoint Pierre Camsuzou to the Bradley Parkfield LUAC.

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

NOES: None

ABSENT: Brennan

DIRECTOR'S REPORT

After discussion, a site visit to the Bliss residence was scheduled for June 4th at 9:30 a.m.

ADJOURNMENT

The meeting was adjourned at 11:59 a.m.

ATTEST

Dale Ellis, Secretary

/kb