

**FINAL**

**MONTEREY COUNTY PLANNING COMMISSION  
MAY 14, 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, Don Rochester

Absent: Sharon Parsons, Rudy Gonzalves, John Wilmot

B. **COMMENT PERIOD:**

**PUBLIC** - NONE

**COMMISSION** – NONE

C. **APPROVAL OF MINUTES**

April 9, 2003

Commissioner Errea moved, seconded by Commissioner Padilla, and passed by the following vote to continue the minutes of April 9, 2003 to the next meeting:

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

NOES: None

ABSENT: Parsons, Gonzalves, Wilmot

ABSTAIN: None

Commissioner Wilmot arrived at 9:14 a.m.

D. **SCHEDULED ITEMS**

1. **RICKETTS RANDELL (PLN010356)**

Staff recommended a continuance to May 28<sup>th</sup> to allow time to renotice the project.

Ben Thereault, representative, asked that the project go forward.

Commissioner Paddilla moved, seconded by Commissioner Diehl and passed by the following vote to continue the item to May 28, 2003.

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

2. MONTEREY COUNTY PUBLIC WORKS (PLN020368)

Staff recommended adoption of the Mitigated Negative Declaration and approval of the project with 11 conditions. The North County Coastal Land Use Advisory Committee recommended approval.

Paul Greenway, Public Works, answered questions regarding stop signs and lights.

Marjorie Kay felt that stop signs are needed.

Carol Bruce stated that vegetation growing into the roadway bike path should be cleared and maintained. (This was added to Condition #10.)

Commissioner Diehl moved, seconded by Commissioner Hawkins and approved by the following vote to adopt Resolution #03026 to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and grant the Combined Development Permit including an amendment to Condition #10 stipulating that Public Works will maintain the roadway of overhanging vegetation to allow the maximum road surface for cyclists.

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

3. BIG SUR LAND TRUST, ET AL (PLN030081)

Staff recommended approval subject to 11 conditions. The Carmel Unincorporated/Highlands Land Use Advisory Committee recommended approval. Suggested changes included: 1) third evidence of Finding #4 – replace Emergency Permit with “Coastal Development Permit;” 2) amend Condition #9c, site restoration, add remediation, “access” and staging (equipment storage) areas shall be restored.....; and 3) Condition #7, install and maintain three signs along State Highway One, include information about the project for the public.

Lynn Overtree agreed to the conditions.

Commissioner Diehl moved, seconded by Commissioner Hawkins and passed by the following vote to adopt Resolution #03027 to approve the Coastal Development Permit including the amendment to Finding #4 and Condition #9c.

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

4. SPANISH CONGREGATION (PD030065)

Staff relayed that the applicant has requested a continuance to allow time for several outstanding reports needed on the project.

It was moved by Brennan, seconded by Commissioner Errea and passed by the following vote to continue this item to June 25, 2003.

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

5. STATUS REPORT ON MONTEREY COUNTY 21<sup>ST</sup> CENTURY GENERAL PLAN UPDATE (PLN010172)

Lynn Burgess gave a status report on the General Plan Update including changes made by the Board of Supervisors since Planning Commission review. The Board has given direction in the areas of: 1) Ag Viability, 2) future growth – county and city agreements, and 3) the road improvement listing – this has been modified. The Board of Supervisors would like to complete the update by the end of the year. Major organizational changes include: 1) strategy of the plan including a narrative to each, 2) consolidation of several sections, 3) CIP as appendices, 4) extensive definitions, 5) plan concepts – expanded boundaries of Rancho San Juan, 6) Pajaro – beyond the redevelopment boundaries, 7) rural centers – expanded some boundaries and deleted others, 8) 100% housing overlay in advance of infrastructure, and 9) commercial and rural - 40 acre minimum – clustering allowed.

Proposed changes for hearing bodies: A contract hearing body officer will replace the Zoning Administrator. The hearing body officer will hear all discretionary permits and Administrative Permit appeals but will not hear projects with an EIR or subdivisions. An Ag Planning Commission is proposed to hear agriculture related projects within agriculture lands and appeals from the hearing body officer. The present Planning Commission will hear appeals from the Ag Planning Commission and items not involving agriculture lands.

A question and answer period followed. Commissioners had questions on the ongoing update process and their involvement in the process, and many expressed concerns regarding the need and appropriateness of an Agricultural Planning Commission and its role in the context of the current Planning Commission.

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No vote required.

ADVISORY COMMITTEE APPOINTMENTS

Commissioner Brennan moved, seconded by Commissioner Rochester and passed by the following vote to reappoint Victoria Rugg to the Carmel Valley Land Use Advisory Committee.

Commissioner Brennan relayed that Robert Read has resigned from the Carmel Valley Land Use Advisory Committee. No vote required.

DIRECTOR'S REPORT

Jeff Main reported on the land use fee increase approved by the Board of Supervisors on May 13, 2003.

ADJOURNMENT

The meeting was adjourned at 11:25 a.m.

ATTEST

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Jeff Main, Secretary

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