

FINAL
MONTEREY COUNTY PLANNING COMMISSION
MAY 28, 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
Absent: John Wilmot

B. COMMENT PERIOD:

PUBLIC - NONE

COMMISSION - NONE

Commissioner Wilmot arrived at 9:05 a.m.

C. APPROVAL OF MINUTES

April 9 & 30, 2003

April 30th - Wendy Strimling, Deputy County Counsel, amended the minutes concerning a report on 12th Tee Investors Road Improvements. Commissioner Brennan corrected the roll call to show that he was absent.

Commissioner Hawkins moved, seconded by Commissioner Padilla, and passed by the following vote to approve the minutes of April 9 and the amended minutes for April 30, 2003:

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

D. SCHEDULED ITEMS

1. LAUBE SHELDON & NANCY (PLN010105)

Staff recommended a continuance to June 25 to allow additional time to study the Smith's Blue Butterfly.

Commissioner Parsons moved, seconded by Commissioner Padilla and passed by the following vote to continue this item to June 25, 2003.

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

Planning Commission
May 28, 2003

ABSENT: None

2. McWETHY MGMT PARTNERSHIP (PLN020189)

Staff recommended approval with 23 conditions. The Big Sur Coast Land Use Advisory Committee recommended approval.

Christopher Williams, representative, agreed to the conditions.

Commissioner Diehl added language regarding screen maintenance of the property to Condition #19.

Commissioner Diehl moved, seconded by Commissioner Brennan and passed by the following vote to adopt Resolution #03028 to approve the Combined Development Permit as amended:

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

3. FREDERICK CAROL (PLN020404)

Staff recommended approval subject to 32 conditions. The Carmel Valley Land Use Advisory Committee recommended denial.

Laura Lawrence, Environmental Health, added a condition related to a wastewater disposal design for the project.

Carol Frederick gave some history of the project and agreed to the conditions.

Glen Flamik, representative, answered questions related to the Forest Management Plan.

Commissioner Parsons moved, seconded by Commissioner Errea and passed by the following vote to adopt Resolution #03029 to approve the project as amended.

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

4. UNION PACIFIC RAILROAD (PLN010294)

Staff recommended adoption of the Mitigated Negative Declaration and Mitigation Monitoring plan and approval of the project with 16 conditions.

Planning Commission
May 28, 2003

Commissioner Diehl asked that the Mitigation Monitoring matrix reflect the outstanding mitigation measures.

Public Comment: Marjorie Kay

Commissioner Hawkins moved, seconded by Commissioner Brennan and passed by the following vote to adopt Resolution #03030 to adopt the Mitigated Negative Declaration and Plan and approve the project as amended.

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

NOES: None

ABSENT: None

5. FRANCISCAN VINEYARDS, INC. (PLN020496)

Staff recommended approval with 3 conditions.

Peter Figge, representative, agreed to the conditions.

Commissioner Errea moved, seconded by Commissioner Rochester and passed by the following vote to adopt Resolution # 03031 to approve the Use Permit.

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

NOES: None

ABSENT: None

6. STOLTZ RICHARD & PATRICIA (PLN020115)

The Subdivision Committee has recommended approval of this project. Staff recommended that the Planning Commission recommend approval to the Board of Supervisors. There is no Land Use Advisory Committee for this area.

Eric Miller, representative, agreed to the conditions.

It was moved by Hawkins, seconded by Commissioner Errea and passed by the following vote to adopt Resolution #03032 recommending approval to the Board of Supervisors.

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

NOES: Brennan, Diehl,

ABSENT: None

7. McCULLOUGH (HERRERA) (ZA96046)

Staff relayed that the applicant has requested a continuance to June 11, 2003.

It was moved by Parsons, seconded by Commissioner Brennan and passed by the following vote to continue this item to June 11, 2003.

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

8. RICKETTS RANDELL (PLN010356)

This item was continued from May 14th to allow time to notice the project. Staff distributed a memo related to the status of the Carmel Valley Vintage Airport. The Carmel Valley Land Use Advisory Committee did not make a recommendation. Staff recommended approval. Environmental Health replaced Condition #7, leach lines, with language pertaining to a septic permit and installation of a septic disposal system.

Benjamin Thereault, representative, agreed to the conditions.

It was moved by Diehl, seconded by Commissioner Hawkins and passed by the following vote to adopt Resolution #03033 to approve the Combined Development Permit.

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

9. LAND USE ADVISORY COMMITTEE PROCEDURES AND BOUNDARIES
(PD030021)

Commissioner Hawkins distributed a set of LUAC procedures with proposed changes for discussion. Most of the discussion centered on "Removal of a LUAC member."

Commissioners Rochester and Padilla distributed their proposal to consolidate the North Monterey County area into one LUAC representing the areas of Pajaro, Aromas coastal and non-coastal,

Planning Commission
May 28, 2003

Boronda, Bolsa Knolls, Santa Rita, Castroville coastal and non-coastal, and Prunedale coastal and non-coastal.

Public Comment: Sheri Damen and Marjorie Kay

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

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

ADVISORY COMMITTEE APPOINTMENTS

It was moved by Parsons, seconded by Commissioner Brennan and passed by the following vote to reappoint Joseph Hotz to the Toro Land Use Advisory Committee.

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

Planning Commission
May 28, 2003

DIRECTOR'S REPORT

Jeff Main, Secretary to the Commission, suggested adding a field trip to the Ryder site along with the field trip already planned to the Bliss project on June 4th. The Commission agreed.

ADJOURNMENT

The meeting was adjourned at 12:25 p.m.

ATTEST

Jeff Main, Secretary

/kb