

FINAL
MONTEREY COUNTY PLANNING COMMISSION
JUNE 11, 2003
MINUTES

The Planning Commission met at 9:05 a.m. at the Salinas City Hall Rotunda, 200 Lincoln Avenue, Salinas, California.

A. ROLL CALL

Present: Miguel Errea, Sharon Parsons, Laurence Hawkins, Cosme Padilla, John Brennan,
Juan Sanchez, Martha Diehl, Don Rochester, John Wilmot
Absent: Rudy Gonzalves

B. COMMENT PERIOD:

PUBLIC – Marjorie Kay spoke to volunteers.

COMMISSION – Errea spoke to the Carmel Valley vintage airport.

Commissioner Gonzalves arrived at 9:09 a.m.

C. APPROVAL OF MINUTES

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Commissioner Brennan moved, seconded by Commissioner Wilmot, and passed by the following vote to approve the minutes of May 14, 2003:

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

ADVISORY COMMITTEE APPOINTMENTS

Del Monte Forest - Commissioner Diehl relayed that she had spoken to Dorothy Capen regarding her letter of interest. It will be kept on file until after the General Plan Update is approved and new members are appointed.

D. SCHEDULED ITEMS

1. CHESEBRO MARK BRENDAN (PLN020010)

Staff recommended approval of the Chesebro Use Permit with 15 conditions. The Cachagua Land Use Advisory Committee recommended approval.

Wendy Stremling, Deputy County Counsel, advised the Commission that the meeting should be moved to the Board Chambers since the Board of Supervisors was finished with their budget hearings.

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Chair Sanchez recessed the Commission to 9:15 a.m. to allow time to move the meeting to the Board Chambers.

At 9:15 a.m. the meeting was reopened with all Commissioners present and Item #1, Chesebro (PLN020010), was continued.

Nancy Isakson, representative, answered questions.

Mark Chesebro agreed to all conditions except for Condition #13, vineyards are prohibited on slopes of 25 percent or more. Commissioner Parsons recommended deletion of this condition given that the applicant will be required to meet policy or zoning ordinance requirements regarding slope.

Commissioner Brennan recommended deletion of Condition #14, wine tasting and/or special events shall be prohibited unless approval is obtained from the Division of Environmental Health given that the prohibition issue is addressed in condition #12.

Commissioner Brennan moved with recommended changes, seconded by Commissioner Errea and passed by the following vote to adopt Resolution #03034 to approve PLN020010.

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

2. ASSOCIATED TAGLINE, INC. (PLN000669)

Staff recommended approval with 9 conditions. There is no Land Use Advisory Committee for this area.

Suzanne Smith, Sprint representative, agreed to the conditions.

Discussion centered around the landscape plan that was submitted along with the staff report. It was the consensus recommendation of the Commission that landscaping would be at the discretion of the applicant but should not be required nor included as a condition of approval.

Commissioner Hawkins moved with recommended changes, seconded by Commissioner Brennan and passed by the following vote to adopt Resolution #03035 to approve PLN000669:

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

3. McCULLOUGH (HERRERA) (ZA96046)

Staff relayed that the applicant's representative has requested a continuance to June 25th to allow further discussion of the General Development Plan proposal and to clarify the uses for the property.

Commissioner Brennan moved, seconded by Commissioner Errea 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

4. MOSS LANDING HARBOR DISTRICT (PLN010364)

Staff recommended adoption of the Mitigated Negative Declaration and plan and approval of the project with 31 conditions. The North County Coastal Land Use Advisory Committee recommended denial. The applicant's request for revisions were distributed to the Commission. In general the Commission had questions regarding the last minute changes requested and submitted by the applicant and it was the consensus of the commission that the item needed to be continued so that the Commission would have time to review the request.

John Bridges, representative, spoke to the revisions and opined that the revisions were minor and requested that the hearing not be continued.

Public: Marjorie Kay

Commissioner Diehl had questions regarding the water supply and Commissioner Parsons had traffic concerns. Commissioner Hawkins asked for a chronological list of the approvals for the RV Park and others in that area.

The Commission questioned staff on the legitimacy of the requested changes and staff agreed that some changes were legitimate and others were not.

Commissioner Parsons moved, seconded by Commissioner Diehl and carried by the following vote to continue this item to July 9, 2003.

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

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Nick Nichols, Public Works Department, offered to make a report to the Commission on traffic issues.

5. MONTERRA RANCH PROPERTIES LLC (PLN030058)

This item was continued by the Subdivision Committee on May 29th. Staff recommended tabling the item to allow County Counsel time to determine if a Final Subdivision Map amendment or a Lot Line Adjustment is required.

Commissioner Rochester moved, seconded by Commissioner Hawkins and passed by the following vote to table PLN030058.

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

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6. CANADA WOODS NORTH (PLN030064)

This item was continued by the Subdivision Committee on May 29th. Staff recommended tabling the item to allow County Counsel time to determine if a Final Subdivision Map amendment or a Lot Line Adjustment is required.

It was moved by Rochester, seconded by Commissioner Hawkins and passed by the following vote to table PLN030064.

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

7. BURLEIGH WILLIAM B TR. (PLN030202)

Staff relayed that the applicant's representative has requested a continuance of this item.

It was moved by Diehl, seconded by Commissioner Errea and passed by the following vote to table this item.

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

The Commission again approved the minutes of May 14, 2003 to comply with the Brown Act.

Commissioner Brennan moved, seconded by Commissioner Wilmot, and passed by the following vote to approve the minutes of May 14, 2003:

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

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DIRECTOR'S REPORT

Jeff Main, Secretary to the Commission, stated that Dale Ellis is compiling information on the standards for covered parking with the hopes of having it ready in time for the next hearing.

ADJOURNMENT

The meeting was adjourned at 10:34 a.m.

ATTEST

Jeff Main, Secretary

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