

FINAL

MONTEREY COUNTY PLANNING COMMISSION JULY 9, 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 - NONE

COMMISSION –

1. Commissioner Parsons welcomed Commissioner Wilmot back after an illness.
2. Commissioner Diehl- due to her being ill for the last meeting, she didn't get an opportunity to weigh in on the remarks made about the LUAC guidelines. She stated that she has listened to the tapes of that meeting and just wanted to put a couple of things in people's heads for their consideration. She then made the following points:
 - a. She was absolutely thrilled that we are going to give some time to this discussion on the upcoming agenda so that we can really give it the attention it's worth. She had the privilege of sitting through the LUAC meeting in Big Sur on July 8th and found herself grappling with a couple of pretty fundamental issues about the guidelines and wanted to place them in front of the Commission so they can think about them as we come up on the discussion at the end of the month. The first one is that that group was really eloquent about the difficulty in being representative of their community without having the ability to talk to people and that they wanted to do a good job.
 - 1) They wanted it to be a place where their community could come and provide their thoughts.
 - 2) They were going to be careful about authoring any previously established opinions.
 - 3) They really felt confined by being told that they were unable to speak with people outside of the meeting when folks called them up and wanted to talk. So by couching it in terms of saying if we are to represent the community, we must have some way to get that opinion, unless you only get psychic people. I thought that was a good way to go at it and realize one of the underlying problems that we have with these procedures.

b. And the other point that they brought up with a lot of feeling was a sense of disenfranchisement because they are under the impression and they were told by Scott Hennessy, when he was a Planning Commissioner for the area, that if they had an interest in an item that came before the LUAC that they were not allowed to speak at all. Not only would they excuse themselves and not vote but they couldn't provide any comment whatsoever on the item. And they've been working under those guidelines and they find those guidelines to be onerous on a couple of counts. Not because people want to vote on things that interest them, but because sometimes that means that if you have a piece of information that nobody else has, you can't give it. So you listen to people stumbling with matters of fact that you could help with but you can't talk and if you were an ordinary citizen you could. And so these are two things that I want to put into the conversation that we are going to have coming up at the end of the month.

c. She also stated that she is supportive of the General Plan Update effort being coordinated with Planning and Building Inspection Department and the General Plan Update staff.

3. Commissioner Hawkins said that staff was unable to place the Land Use Advisory Committee procedures on all the LUAC agendas in time to get their comments back for our July 30th hearing and proposed it be held over to the August 13th hearing.

4. Commissioner Sanchez read a letter from Commissioner Brennan that said that he was insulted by an article in the Herald about Mr. Hennessy's criticism of the work accomplished by the GPU staff.

C. APPROVAL OF MINUTES

June 11, 2003

Commissioner Errea moved, seconded by Commissioner Hawkins, and passed by the following vote to approve the minutes of June 11, 2003:

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

D. SCHEDULED ITEMS

1. VIENNA CRAIG & BARBARA (PLN030166)

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Due to the late date of the submittal of revised site and grading plans (June 25, 2003), staff recommends that the Planning Commission continue the item to the August 13, 2003 agenda to allow adequate time for staff to review and respond to these changes.

It was moved by Commissioner Wilmot moved, seconded by Commissioner Hawkins and passed by the following vote to continue this item to August 13, 2003.

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

2. MOSS LANDING HARBOR DISTRICT (PLN010364)

Staff recommended adoption of a Mitigated Negative Declaration and Mitigation Monitoring and approval with 35 conditions. The North County Coastal Land Use Advisory Committee recommended denial of the project. Correspondence distributed to the Commission included: 1) letter from Anthony Lombardo, representative for Moss Landing Mobile Home Manor, regarding alleged sewage capacity issues within the Moss Landing County Sanitation District (Condition #11) and 2) letter from the Coastal Commission challenging Condition #3 regarding a temporary dry storage area.

Wendy Strimling, Deputy County Counsel, suggested adding the following language to Condition #3: The new temporary dry storage location submitted for review shall be of adequate size to accommodate items in the current temporary dry storage area and shall be cited and designed to have no significant effect on the environment (e.g., wetland). The new temporary dry storage location, subject to any County permit approvals, shall be utilized for dry storage until such time as the MLHD receives approval for a permanent dry storage area.

Kara Galloway and John Bridges, Pelican representative, agreed to all conditions.

Linda Horning, Harbor Master for the Moss Landing Harbor District, gave some history.

Scott Silvestri, who built the RV park, addressed the sewage question.

Kim Solano, Moss Landing resident, spoke in favor of the project.

Commissioner Diehl moved, seconded by Commissioner Hawkins and passed by the following vote to adopt Resolution #03037 including the language suggested by Strimling for Condition #3.

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

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NOES: None
ABSENT: Brennan

3. SPENCER DENNIS & KORI (PLN010512)

Staff recommended a continuance to July 30th to allow time to review revised plans.

Commissioner Parsons moved, seconded by Commissioner Errea and passed by the following vote to continue the project to July 30, 2003.

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

4. UNITY CARE (PLN020316)

Staff recommended a continuance to July 30th in order to allow staff time to gather additional information on the project.

Commissioner Rochester moved, seconded by Commissioner Errea and passed by the following vote to continue the project to July 30, 2003.

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

5. JEHOVAH'S WITNESS SPANISH (PD030065)

Staff recommended continuance to a date uncertain pursuant to the applicant's request.

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

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

6. HAMLIN ROY (PLN020479)

Planning Commission
July 9, 2003

Staff recommended approval with 24 conditions.

Commissioner Padilla added the standard fire sprinkler system condition.

Nathan Sawyer, owner, agreed to all conditions.

It was moved by Commissioner Parsons, seconded by Commissioner Errea and passed by the following vote to adopt Resolution #03038 as amended.

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

7. KLEISSNER KARL & LISA (CC010138)

Dennis LeClere, Deputy County Counsel, was present to address appellants' assertion that conveyances of certain leasehold interests constitute "divisions" within the meaning of the Map Act and answer questions.

Mark Blum, representative, read and distributed a letter regarding the appeal.

It was moved by Commissioner Diehl seconded by Commissioner Padilla and passed by the following vote to continue this item to August 13, 2003 to allow time to prepare a resolution of intent to deny the appeal and affirm the administrative decision. (Commissioner Diehl listened to the tape of the previous hearing on this item.)

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

ADVISORY COMMITTEE APPOINTMENTS

It was moved by Hawkins, seconded by Commissioner Rochester and passed by the following vote to reappoint Clark Beck to the Greater Monterey Peninsula Land Use Advisory Committee.

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

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It was moved by Commissioner Hawkins, seconded by Commissioner Padilla and passed by the following vote to place discussion of the LUAC procedures on the August 13th agenda and discussion of the LUAC boundaries on the July 30th agenda.

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

DIRECTOR'S REPORT

Jeff Main, Secretary to the Commission, relayed that: 1) "parking regulations" will be on the next agenda, 2) a field trip is planned for August 20 to Big Sur State Park and Escalen, 3) LUAC boundaries will be discussed on July 30 and LUAC procedures on August 13; 4) Scott Hennessy will address the Commission on July 30 regarding the General Plan Update and interdepartmental review of the document.

ADJOURNMENT

The meeting was adjourned at 12:04 p.m.

ATTEST

Jeff Main, Secretary

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