

FINAL
MONTEREY COUNTY PLANNING COMMISSION
JULY 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, John Brennan,
Juan Sanchez, Martha Diehl, Rudy Gonzalves, Don Rochester, John Wilmot
Absent: None

B. COMMENT PERIOD:

PUBLIC – Hans Jurgens spoke to the General Plan Update “Refinement Committee.”

COMMISSION – Commissioner Parsons noted that Jan Mitchell was in attendance after a lengthy illness.

C. APPROVAL OF MINUTES

June 25, 2003

Wendy Strimling, Deputy County Counsel, corrected the vote pertaining to Item #5, Gallo (PLN010188), to include adopt the Mitigated Negative Declaration “and Mitigation Monitoring Plan” and approve PLN010188 as amended.

Commissioner Brennan moved, seconded by Commissioner Errea, and passed by the following vote to approve the minutes of June 25, 2003 as amended:

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

D. SCHEDULED ITEMS

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

Commissioner Rochester and Padilla proposed that the Commission recommend to the Board of Supervisors, that there be a boundary re-alignment for District 2. They recommended a division of District 2 into nine representative areas resulting in one LUAC instead of the current two. They further recommended that the Board of Supervisor approve and clarify any conflicts that may exist, and take whatever action that they may deem necessary to combine both the Coastal and Non-

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Coastal Land Use Advisory Committees in District 2. Under this proposal all nine areas would be represented.

Commissioner Hawkins suggested tabling or continuing this item until after the General Plan Update is approved.

Commissioner Padilla recommended tabling this item after discussion revealed that the proposed boundaries would cross zoning boundaries in opposition to approved procedures for the LUACs.

Commissioner Rochester suggested two motions: 1) for realignment of the boundaries for North County and 2) to fill vacancies with people from areas not represented.

Public Comment: Marjorie Kay, Jan Mitchell, Lynn Clasen, Barbara Rainer

Commissioner Parsons suggested removing the restriction that vacancies not be filled until after the General Plan Update is approved so that appointments may be made to the LUACs thereby filling any existing vacancies.

Commissioner Rochester moved seconded by Commissioner Hawkins and passed by the following vote to remove the restriction that vacancies not be filled until after the General Plan Update is approved so that appointments may be made to the LUACs thereby filling existing vacancies.

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

Commissioner Padilla moved, seconded by Commissioner Rochester and passed by the following vote to table the boundary reform.

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

2. PARKING REGULATIONS (PD030044)

Staff recommended that the Commission accept the report and take no further action as it is anticipated that the parking standards and current development standards will be addressed and modified in the implementation phase of the general plan update.

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Commissioner Diehl favored Alternate #2 – direct staff to perform a full study of the current “state of the art” parking criteria and design, contrast it with current County standards and bring it back to the Commission with specific recommendations.

Commissioner Hawkins moved, seconded by Commissioner Brennan and passed by the following vote to approve Alternate #2, see above, and Alternate #3, adopt a resolution of intention to amend the parking regulations and give direction to staff to prepare an ordinance amending the parking regulations and if adopted, the resolution should provide specific direction as to the areas to be addressed in the ordinance.

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

3. SPENCER DENNIS & KORI (PLN010512)

Staff recommended adoption of the Mitigated Negative Declaration and approval subject to 26 conditions and added a condition requiring a General Development Plan to expand the facility.

Jeff Main asked that findings and evidence also be included regarding the parking standard and bicycle parking.

The Commission had questions related to Conditions #9 and 15, Encroachment Permit requirements, Condition #25, noise, and Condition #5, security.

Dennis Spencer answered questions and agreed to the conditions.

Public Comment: Brian Hatch, Tom Ramirez, Ms. Ramirez

Commissioner Brennan moved, seconded by Commissioner Wilmot and passed by the following vote to approve a resolution of intent to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and approve the Use Permit and General Development Plan and continue the item to August 13th to allow time to incorporate the findings and evidence regarding the parking standard and bicycle parking and add a condition requiring a General Development Plan to expand the facility.

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

4. WHISLER FRANCIS (PLN010528)

Staff recommended a continuance to a date uncertain to allow time for a biological survey of the parcel to determine if there would be significant impact on the Yadon's piperia, a federally endangered species.

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

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

5. HAMLIN ROY (PLN000629)

Staff recommended approval with 9 conditions. The North County Coastal Land Use Advisory Committee recommended approval. Regarding Condition #5 related to an agreement to install curb, gutter, sidewalk and pave-out along the frontage of Moss Landing Road, Nick Nichols, Public Works, added Moss Landing Road "and Sandholt Road."

Commissioner Padilla added "as applicable" to Condition #7, Section 102.2.1 of the Uniform Fire Code requiring hood and duct extinguishing systems.

Kim Solano agreed to the conditions. Mr. Sawyer, representative, asked about Condition #5.

Commissioner Parsons moved, seconded by Commissioner Brennan and passed by the following vote to adopt Resolution # 03039 to approve PLN000629 including the revision to Conditions #5 and #7.

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

6. MONTERRA RANCH PROPERTIES LLC (PLN030058)

Staff recommended that the Commission recommend Board of Supervisor approval to amend the final map to adjust lot lines of four parcels. Staff also distributed a letter from Derinda Messenger,

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representative, expressing significant concern with staff's disregard of the Subdivision Map Act and relaying that the application is a lot line adjustment not a final map amendment.

LUNCH BREAK

Wendy Strimling, Deputy County Counsel, relayed her opinion that it is a final map amendment and not a lot line adjustment.

Derinda Messinger, representative, reiterated her view that it should be a lot line adjustment. She also asked that Condition #4b, building envelopes shall be established in accordance with the tentative map, and Condition #6, note recording, be deleted.

Commissioner Diehl moved, seconded by Commissioner Wilmot and passed by the following vote to continue this item to August 13, 2003 to allow time for staff to make findings for a recommendation to recommend denial of the final map amendment to the Board of Supervisors.

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

7. CANADA WOODS NORTH LLC (PLN030064)

Staff recommended that the Commission recommend Board of Supervisor approval to amend the final map to adjust lot lines of four parcels. Staff also distributed a letter from Derinda Messenger, representative, expressing significant concern with staff's disregard of the Subdivision Map Act and relaying that the application is a lot line adjustment not a final map amendment.

Derinda Messinger, representative, had the same concerns as Item 6, Monterra Ranch Properties (PLN030058).

Commissioner Hawkins moved, seconded by Commissioner Padilla and passed by the following vote to continue this item to August 13, 2003 to allow time for staff to make findings for a recommendation to recommend denial of the final map amendment to the Board of Supervisors.

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

8. RYTER STEPHEN TR (PLN020444)

Staff recommended adoption of the Mitigated Negative Declaration and approval of the project with 20 conditions. The Big Sur Land Use Advisory Committee recommended approval with a condition to deed restrict the property relative to the landscaping blocking the view from Highway I. A letter was distributed to the Commission from Stephen Ryter giving some history of the project and agreeing to the conditions.

Tony Lombardo, representative, showed some pictures of the property. Commissioner Parsons moved, seconded by Commissioner Errea and passed by the following vote to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and approving Resolution # 03040 to approve PLN020444.

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

9. UNITY CARE (PLN020316)

Staff recommended approval with 20 conditions.

Andre Chapman, representative, gave a history of the school and Program Director Julie Ann North answered questions.

Public Comment: Greg DiCarli, Doug Ralph, Shawn McMillan, Susan Oliver, Donna Halistain Sergeant Joe Pedroza answered questions regarding the amount of calls made from the facility.

Commissioner Rochester moved, seconded by Commissioner Padilla and passed by the following vote to continue the item to August 27th to explore additional safety conditions.

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

10. FETTER JEFF (PLN000670)

Staff recommended a continuance to allow additional time in order to allow the Airport Land Use Commission to review the project and make recommendations.

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

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

11. HOLMAN RANCH VINEYARD LLC (PLN020308)

Staff recommended continuing this item indefinitely. The applicant and representatives were unavailable for the hearing. A letter from Michael Stamp in opposition to the project was distributed to the Commission.

Public Comment: Margaret Robbins, Lee Lotz, Paula Lotz and Dr. Mills

Marjorie Ingram Viales, representative, explained that the applicant was sick and unable to attend.

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

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

ADVISORY COMMITTEE APPOINTMENTS - NONE

DIRECTOR'S REPORT

Jeff Main, Secretary to the Commission, advised the Commission that the County's historic preservation ordinance was scheduled for August 13, 2003. A field trip to Pfeiffer State Park and Esalen was also discussed. A workshop on Rancho San Juan is scheduled for the next meeting with a field trip planned for September 3rd. September 17th is the date scheduled for an all day visit to the Pebble Beach project.

Main also mentioned that we could be thinking about a policy during the General Plan Update that would cover map amendments to adjust lot lines aka Monterra and Canada Woods.

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ADJOURNMENT

The meeting was adjourned at 4:24 p.m.

ATTEST

Jeff Main, Secretary

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