

FINAL
MONTEREY COUNTY PLANNING COMMISSION
AUGUST 13, 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

COMMENT PERIOD:

PUBLIC - NONE

COMMISSION – Commissioners Errea, Brennan, and Rochester spoke to continuances and directed that it be scheduled as an item on an upcoming agenda. Commissioner Diehl added that it is on the Board's agenda for August 26, 2003.

C. APPROVAL OF MINUTES

July 9, 2003

Commissioner Diehl thanked the Secretary for including her thoughts on the LUAC guidelines in the July 9th minutes and asked that her comment regarding the General Plan Update effort be elaborated on to say she is supportive of the General Plan Update effort "being coordinated with the Planning and Building Inspection Department and the General Plan Update staff."

Commissioner Diehl moved, seconded by Commissioner Hawkins, and passed by the following vote to approve the minutes of July 9, 2003:

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

ADVISORY COMMITTEE APPOINTMENTS

It was moved by Brennan, seconded by Commissioner Diehl and passed by the following vote to accept the resignations of Susan Reeder and Roderic McMahan (Cachagua) Land Use Advisory Committee.

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

Planning Commission
August 13, 2003

It was moved by Brennan, seconded by Commissioner Diehl and passed by the following vote to appoint Paul Campos to the Cachagua Land Use Advisory Committee.

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

Commissioners Parsons and Wilmot arrived during the following Department report.

DEPARTMENT REPORT

Jeff Main, Secretary to the Commission, relayed information about the field trip planned for the Pfeiffer Big Sur State Park (PLN030010) and Esalen Institute (PLN010501 and PLN020599) projects scheduled for August 20th at 11:00 a.m. Discussion ensued on how to fill vacancies on the various Land Use Advisory Committees.

D. SCHEDULED ITEMS

1. REPORT ON INTERDEPARTMENTAL REVIEW OF THE GENERAL PLAN UPDATE (PLN010172)

This item was trailed to 10:00 a.m.

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

Commissioner Hawkins reviewed the changes (shown in red) on the August 4, 2003 draft procedures.

Commissioner Diehl had comments regarding *Committee Duties*- subparagraph g, h, j; *Staff Responsibilities*- subparagraph l, discussion centered around locked gates, and *Removal of a LUAC member*- subparagraph b, procedures were discussed regarding the best way to advise the member of reasons for possible removal (she will provide written comments to the Commission).

Deputy County Counsel, Wendy Strimling, stated that more clarification is needed for *Committee Duties*- subparagraph f, LUAC members requesting additional information from PBID, and h, exercise mature judgment, *Officer duties*- organize the meeting place; *Staff Responsibilities*- site visit notices, these should not contain the combination to locked gates; *Planning Commission responsibilities*- subparagraph e3, Liaison will provide feedback to LUAC members, feedback should be on the basis of the action taken and findings made.

CONTINUATION OF TRAILED ITEM ABOVE.

1. REPORT ON INTERDEPARTMENTAL REVIEW OF THE GENERAL PLAN UPDATE (PLN010172)

Scott Hennessy, Director of Planning and Building Inspection Department, gave a status report on the General Plan Update to include interdepartmental review process that is currently ongoing. The presentation was followed with questions and answers.

2. LAND USE ADVISORY COMMITTEE (PD030021) continued

Public Comment: Sheri Damen, Barbara Rainer, Marjorie Kay, Jan Mitchell, Arden Handshy

The Commission directed Jeff Main to gather information regarding resources for enforcement action (see *Committee Duties*- m, LUAC have no enforcement authority).

It was moved by Commissioner Diehl, seconded by Commissioner Hawkins and passed by the following vote to continue this item to September 24th.

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

3. DRAFT HISTORIC PRESERVATION ORDINANCE (PD030101)

Meg Clovis, Therese Schmidt and Susan Clark explained that the Board of Supervisors authorized the Director of Parks to file an application with the State Office of Historic Preservation for a Certified Local Government grant in the amount of \$15,000 to revise Monterey County's Preservation Ordinance (Ordinance No. 03795) which was recently sent to Commissioners in draft form. On July 1, 2002, the Office of Historic Preservation selected the County of Monterey to receive the grant. A project team was assembled and Historic Preservation Consultant Susan Clark was selected to carry out the project including: 1) Draft Ordinance Revisions, 2) Initial Environmental Study, 3) Educational Handouts, and 4) Hold an informational workshop with the Planning Commission. Commissioners expressed the need to review the draft ordinance closer and have a subsequent hearing to discuss issues.

It was moved by Commissioner Diehl and seconded by Commissioner Padilla and passed by the following vote to accept the report.

Planning Commission
August 13, 2003

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

4. FETTER JEFF (PLN000670)

Staff recommended approval of the project with 11 conditions and recommended adding three additional conditions: 1) indemnification agreement, 2) future technological advances, and 3) compliance with FCC standards. The Airport Land Use Advisory Committee recommended approval.

Amy Staton, representative, agreed to the Conditions. Debra Robinson, representative, answered questions.

Public Comment: Arden Handshy, Jan Mitchell

Commissioner Parsons moved, seconded by Commissioner Hawkins and passed by the following vote to adopt Resolution #03041 to approve PLN000670 included the three additional conditions.

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

5. SPENCER DENNIS & KORI (PLN010512)

On July 30th the Planning Commission voted 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 including additions to the findings and evidence (compliance with the parking regulations in Title 21, Chapter 21.58.040) and conditions of approval (installation of bicycle racks on site and guidance on amending the General Development Plan).

Commissioner Diehl moved, seconded by Commissioner Rochester and passed by the following vote to adopt Resolution # 03042 to adopt the Mitigated Negative Declaration and Mitigation Monitoring plan and approve PLN010512 as amended.

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

6. MONTERRA RANCH PROPERTIES LLC (PLN030058)

This item was continued from July 30, 2003 to allow time for staff to make findings for a recommendation to deny the final map amendment.

Commissioner Diehl moved, seconded by Commissioner Errea and passed by the following vote to adopt a Resolution of Intent to recommend denial of the project to the Board of Supervisors, Resolution #03043.

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

7. CANADA WOODS NORTH LLC (PLN030064)

This item was continued from July 30, 2003 to allow time for staff to make findings for a recommendation to deny the final map amendment.

Commissioner Diehl moved, seconded by Commissioner Rochester and passed by the following vote to adopt a Resolution of Intent to recommend denial of the project to the Board of Supervisors, Resolution #03044.

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

LUNCH BREAK (COMMISSIONER HAWKINS DID NOT RETURN AFTER LUNCH)

8. KLEISSNER KARL & LISA (CC010138)

The Planning Commission voted to adopt a Resolution of Intent to deny at their meeting on July 9, 2003.

Commissioner Parsons moved, seconded by Commissioner Errea and passed by the following vote to adopt the final Resolution #03045 to deny the appeal.

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

Planning Commission
August 13, 2003

ABSENT: Hawkins, Gonzalves

Commissioner Brennan relayed that he had listened to the tape of the July 9th hearing on this matter.

9. ANTLE MIKE TR ET AL (PLN030186)

Staff recommended approval with 8 conditions. The Toro Land Use Advisory Committee recommended approval.

Jun Silano, representative, agreed to the conditions.

Commissioner Diehl moved, seconded by Commissioner Wilmot and passed by the following vote to adopt Resolution #03046 to approve PLN030186.

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

10. DEL CIERVO PARTNERS LP (PLN030147)

Staff recommended approval with 22 conditions. Del Monte Forest Land Use Advisory Committee recommended approval. The square footage was adjusted to 4,124 sq. ft.

Charles Alexander, representative, agreed to the conditions.

Commissioner Diehl moved, seconded by Commissioner Brennan and passed by the following vote to adopt Resolution # 03047 to approve PLN030147).

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

11. CYPRESS FIRE PROTECTION DISTRICT (PLN010085)

Staff recommended approval with 21 conditions and recommended adding four additional conditions: 1) indemnification agreement, 2) future technological advances, and 3) compliance with FCC standards, and 4) permit approval notice recordation. The Carmel Valley Land Use Advisory Committee recommended approval.

Amy Stanton, representative, gave the history of the project and agreed to the conditions.

Planning Commission
August 13, 2003

Greg Estrada, Cypress Fire, answered questions.

Commissioner Wilmot moved, seconded by Commissioner Rochester and passed by the following vote to adopt Resolution #03048 to approve PLN010085 as revised.

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

12. HEARST-ARGYLE STATIONS, INC. (PLN030177)

Staff recommended approval of the project with 11 conditions and recommended adding three additional conditions: 1) indemnification agreement, 2) future technological advances, and 3) compliance with FCC standards. The Airport Land Use Advisory Committee recommended approval.

Rob Mac Mullan, representative, agreed to the conditions.

Commissioner Rochester moved, seconded by Commissioner Brennan and passed by the following vote to adopt Resolution #03049 to approve PLN030177 as amended.

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

13. VIENNA CRAIG & BABARA (PLN030166)

Staff recommended approval with 14 conditions. Four letter in opposition were received and distributed to the Commission. The Cachagua LUAC recommended approval.

Craig Vienna agreed to the conditions.

Doyle Eggars voiced his opposition and submitted a letter in opposition from Marla Bell.

Commissioner Brennan moved, seconded by Commissioner Wilmot and passed by the following vote to adopt Resolution #03050 to approve PLN030166 including adding to Condition #1: "A guesthouse is not part of this project."

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

Planning Commission
August 13, 2003

14. RANCHO SAN JUAN (DEV0301)

The workshop presented the current status of the Draft Specific Plan for the Rancho San Juan area, including the HYH Development project, "Butterfly Villages." Public review of the Plan began on Monday, July 21, 2003. The Plan area is bounded by Russell Road on the south, Highway 101 on the west, the Rancho boundary on the north and San Juan Grade Road on the east. Presenters from the Planning and Building Inspection Department included Alana Knaster, Assistant Director; Lynne Mounday, Services Manager; Bob Schubert, Project Planner; and Project Design Consultants Greg Conar and Jim Stefans.

The Commission asked about the 101 bypass and Nick Nichols responded.

A Rancho San Juan field trip is scheduled for Wednesday, September 3, 2003 at 10:00 a.m.

Commissioner Wilmot left the room at 4:30 p.m.

Public Comment: Jan Mitchell, Julie Engell, Bill Tascan, Hans Jurgens, Brian Finegan, and Chris Steinburger.

ADJOURNMENT

The meeting was adjourned at 4:40 p.m.

ATTEST

Jeff Main, Secretary

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