

FINAL
MONTEREY COUNTY PLANNING COMMISSION
August 27, 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.

ROLL CALL

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

COMMENT PERIOD:

PUBLIC - NONE

COMMISSION – Commissioner Sanchez noted that a Field Trip Handout for Rancho San Juan scheduled for September 3^d was distributed to the Commission. Commissioner Errea asked if additional meetings would be necessary to handle the Rancho San Juan project and the General Plan Update. (Jeff Main was directed to check into this.) Mr. Main has subsequently found that there is no schedule set for the General Plan Update and that the Rancho San Juan project hearing will occur early in 2004. The Commission may request additional meetings as necessary.

C. **APPROVAL OF MINUTES**

July 30, 2003

Commissioner Parsons asked that the last sentence on page 2 paragraph 6 be deleted regarding choosing volunteers to fill vacancies for the LUACs.

Wendy Strimling suggested that the wording “fill all vacancies that now exist and those that may occur” be deleted from the motion and it be replaced by paraphrasing the paragraph above the vote. Strimling also requested that “determination” be replaced with “opinion” on page 5 paragraph 2 under Monterra Ranch Properties. As both items #6 Monterra Ranch and item #7 Canada Woods North were heard together, she asked that everything under #7 but the vote be struck and replaced with “Derinda Messinger, representative, stated she had the same concerns as #6 Monterra Ranch Properties.”

Commissioner Brennan spoke to item #8 Ryter: and asked that the minutes reflect that he voted no and correct the spelling of Esalen under the Department Report.

Commissioner Parsons moved, seconded by Commissioner Errea, and passed by the following vote to continue the minutes of July 30, 2003 to September 10th:

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

D. SCHEDULED ITEMS

1. STAFF REPORT CONDITIONS & MITIGATION FORMAT CHANGE (PD030102)

Staff informed the Commission of the progress of and implementation schedule for the Condition Compliance and Mitigation format changes that were approved in June, 2002. The new Condition Compliance and Mitigation Matrix format will take place of the “Conditions of Approval” section in all project staff reports. The format combines both the Condition Compliance portion of a project as well as the Mitigations incorporated as a part of environmental review. This change will be implemented in mid-September.

Commissioner Diehl voiced concerns regarding the organization and presentation of the new matrix format.

Commissioner Brennan and Wilmot recommended trying it out for six months.

Commissioner Rochester moved, seconded by Commissioner Errea and passed by the following vote to accept the condition compliance and mitigation monitoring format changes to the staff reports and bring it back in six months for review:

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

2. NATURE CONSERVANCY ET AL (PLN010504)

Staff recommended adoption of the negative declaration and approval with 5 conditions. The North County Coastal Land Use Advisory Committee recommended approval. Staff recommended replacement of Condition #5, landscaping, with: “Within three weeks of completing construction at each of the three work sites, the applicant shall install biotic plantings native to Elkhorn Slough (e.g.; hydrophytic ground cover) in disturbed areas to the satisfaction of the Director of Planning and Building Inspection.”

Kim Tschantz agreed to the conditions.

Kim Hayes voiced his support of the project.

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Commissioner Diehl moved, seconded by Commissioner Padilla and passed by the following vote to adopt Resolution #03051 to adopt the Negative Declaration and approve PLN010504 as amended:

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

3. UNITY CARE (PLN020316)

On July 30th the Commission continued consideration of this item to allow the project applicants and the surrounding neighbors to meet to address concerns of the neighbors on the operation of the facility. Unity Care met with the neighbors on August 13th. On August 18th the staff received a letter signed by the neighbors expressing dissatisfaction with the meeting, and their continued opposition to the project. Staff continues to recommend approval of the project for these reasons: 1) the project will not substantially alter the operation of the facility, 2) the classroom facilities are not directly related to the operational concerns cited by the neighbors, and 3) the project conforms with the development standards of the district. Staff recommended that the Commission consider adding three conditions: 1) a three year time frame, 2) a complaint hotline, and 3) fencing the perimeter.

Bruce Campbell, Social Services, answered questions.

Andre Chapman, representative, relayed his thoughts about the meeting held with the neighbors.

Public Comment: Donna Halistain, Shawn McMillan, Susan Oliver, Greg DiCarli spoke to concerns.

Commissioner Errea added “no offsite students” to Condition #19.

Hearing closed to public.

Commissioner Parsons moved, seconded by Commissioner Wilmot and passed by the following vote to adopt a resolution of intent to approve and continue hearing (closed) to September 10th including the following condition amendments: 1) add to Condition #21, applicant to supply neighbors with phone number and respond to calls as soon as possible; 2) add to Condition #19, no offsite students; and 3) add condition related to one year renewal of permit by the Planning Commission.

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

Commissioner Brennan left the Chambers at 11:05 a.m.

4. BRAMBILA ALEX & GUADALUPE (PLN030179)

Staff recommended approval with 38 conditions. The North County Coastal Land Use Advisory Committee recommended denial due to: 1) mutual water system to supply property shown on blueprint but agenda description calls for a well, 2) proposed driveway and retaining walls and erosion, and 3) trees behind proposed house.

Alex Brambila agreed to the conditions. He gave a history of the project and had questions regarding Condition #6, conservation easement.

Wendy Strimling, Deputy County Counsel, relayed that “deed” in Finding #8 Evidence b should be replaced with “notice” regarding a Forest Management Plan and on the first page of the staff report it should read there are “no” unusual circumstances related to the project or property that would require environmental review.

Commissioner Padilla moved, seconded by Commissioner Rochester and passed by the following vote to adopt Resolution #03052 to approve PLN030179 as amended:

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

5. SOUTH COUNTY HOUSING CORP. (PLN020136)

Staff recommended approval of proposed revisions to Condition #16, contribute fair share of local drainage and street improvements, and Condition #33, contribute fair share of regional traffic improvements, of Planning Commission Resolution #03017.

Revised Condition #16 would read: “The applicant shall contribute \$270,000.00 to the Monterey County Public Works Department as a pro-rata fair share of local drainage and street improvements listed in the Boronda Redevelopment Area Storm Drain Master Plan Phase 1. The applicant shall pay the required fee prior to issuance of a building or grading permit.”

Revised Condition #33 would read: “The applicant shall contribute \$2,799.00 per dwelling unit for a total of \$106,362.00 to the Monterey County Public Works Department as a pro-rata fair share of

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regional traffic improvements in the Boronda area. The applicant shall pay the required fee prior to issuance of building and/or grading permits. The applicant shall provide evidence of payment to the State of California Department of Transportation District 5 office.”

Nancy Wright, representative, spoke to the conditions.

After discussion with the applicant, Condition #33 was changed to read: “The applicant shall contribute \$97,965.00 to Monterey County as a pro-rata fair share of regional traffic improvements in the Boronda area. This fee is based on a rate of \$2,799.00 per dwelling unit with credit given to the applicant for three pre-existing dwelling units. The applicant shall pay the required fee in advance of issuance of building and/or grading permits. The applicant shall provide evidence of payment to the State of California Department of Transportation District 5 office.”

Commissioner Parsons moved, seconded by Commissioner Rochester and passed by the following vote to adopt Resolution #03053 to approve revised Condition #16 and #33.

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

NOES: None

ABSENT: Hawkins, Brennan

ADVISORY COMMITTEE APPOINTMENTS

It was moved by Commissioner Diehl, seconded by Commissioner Errea and passed by the following vote to appoint Shavaun Wolte-Mattingly to the Cachagua Land Use Advisory Committee.

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

NOES: None

ABSENT: Hawkins, Brennan,

Regarding Darlene Berry’s letter of interest for the Carmel/Carmel Highlands LUAC, Commissioner Diehl stated she wanted to contact her to suggest that she attend a LUAC meeting.

DEPARTMENT REPORT

Jeff Main, Secretary to the Commission, relayed information regarding an upcoming field trip for Rancho San Juan on September 3rd. A proposed field trip to Pebble Beach scheduled for September 17th has been rescheduled to allow extended preparation time for the draft EIR.

Main relayed that he had checked with staff regarding project noticing for LUAC meetings and found that it would impact half a clerk’s time and half the time of a planner.

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Regarding the flagging and staking - the final draft will be scanned into Word and updated.

Continuance of public hearings – we are putting together a list of reasons for continuances. The Board of Supervisors heard this same item at yesterday’s meeting.

Main requested that the meeting be adjourned in memory of Jim Schiffner, a Management Specialist with Planning and Building Inspection.

ADJOURNMENT

The meeting was adjourned at 11:55 a.m.

ATTEST

Jeff Main, Secretary

/kb