

**FINAL**

**MONTEREY COUNTY PLANNING COMMISSION  
SEPTEMBER 10, 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, Laurence Hawkins, Cosme Padilla, John Brennan,  
Juan Sanchez, Martha Diehl, Rudy Gonzalves, Don Rochester  
Absent: John Wilmot

**COMMENT PERIOD:**

PUBLIC – Marjorie Kay spoke to Proposition 53 which is on the October 7<sup>th</sup> ballot.

COMMISSION – NONE

C. APPROVAL OF MINUTES  
13, 2003

JULY 30 & AUG

July 30<sup>th</sup> minutes: correct the motion for Items #6, Monterra Ranch, and #7, Canada Woods North, 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; and Item #11, Homan Ranch Vineyard, delete “continue to August 27” and replace with “continue indefinitely.”

August 13<sup>th</sup> minutes: Show Commissioners Parsons and Wilmot absent for the vote on the July 9<sup>th</sup> minutes; show Gonzalves as being absent for item #3, Draft Historic Preservation Ordinance; show Commissioner Hawkins absent after Item #7, Canada Woods North; correct the motion for Item #6, Monterra Ranch and Item #7, Canada Woods North to read “. . . voted to adopt a Resolution of Intent to recommend denial of the project to the Board of Supervisors;” Item #14, Rancho San Juan – under Nick Nichols 101 bypass comment, delete “that it is scheduled for the year 2015;” and Item #2 LUAC – Planning Commission responsibilities, subparagraph e3, Liaison will provide feedback to LUAC members, feedback should be on action “taken and findings made.”

Commissioner Brennan moved, seconded by Commissioner Errea, and passed by the following vote to approve the minutes of July 30 and August 13, 2003 as amended:

Planning Commission  
September 10, 2003

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

D. SCHEDULED ITEMS

1. MORGAN GEORGE FAMILY TRUST (PLN010527)

Staff recommended approval of the project with 12 conditions. The North County Coastal Land Use Advisory Committee recommended approval.

Ray Morgan agreed to the conditions.

Commissioner Rochester moved, seconded by Commissioner Errea and passed by the following vote to adopt Resolution #03054 to approve PLN010527:

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

2. POPOVICH KENNETH & MARGARET (PLN030245)

Staff recommended approval with 6 conditions. The Carmel Valley Land Use Advisory Committee recommended denial of the well because of close proximity to the river. Wendy Strimling, Deputy County Counsel, corrected evidence 5 for finding 1 – “Monterey County Code Section 301.64.130.D.1.A permits development within 200 feet of the Carmel River provided that it can be shown to the satisfaction of the Monterey County Water Resources Agency Engineer that a development will accommodate sufficient setback to avoid erosion.”

Laura Lawrence, Environmental Health, added two conditions: 1) obtain a permit from the Division of Environmental Health to drill the well and construct the well, and 2) the well shall be operated and maintained in accordance with all applicable rules, regulations and ordinances and restrictions of the Monterey Peninsula Water Management District and/or any other regulatory agency with jurisdiction.

Planning Commission  
September 10, 2003

Commissioner Hawkins inquired about the Carmel Valley Land Use Advisory Committee's question regarding whether or not there is a Water West allocation available for this project.

Shaunna Juarez, Water Resources Agency, relayed that this project is not in Water West.

Kenneth Popovich agreed to all conditions.

Commissioner Brennan moved, seconded by Commissioner Padilla and passed by the following vote to adopt Resolution #03055 to approve PLN030245 as amended:

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

3. UNITY CARE (PLN020316)

On August 27<sup>th</sup> the Commission adopted a resolution of intent to approve the school facility project subject to revised conditions of approval addressing two issues: 1) Unity Care shall supply phone numbers of on-site management to all the neighbors so that incidents involving Unity Care residents can be reported and responded to and 2) the Use Permit shall be valid for one year to allow review of the operation for consistency with the conditions of approval and to assess neighborhood impact.

Commissioner Parsons spoke to Condition #17B, landscaping, and Condition #22, supply phone numbers to neighbors, suggested at a minimum supply phone numbers to the contiguous property owners.

Commissioner Diehl moved, seconded by Commissioner Hawkins and passed by the following vote to adopt Resolution #03056 to approve PLN020316 including: 1) an amendment to Condition #22, supply contact phone numbers for all on-site management to the owners and occupants of the properties abutting the parcels, and 2) to add a condition related to one year expiration of the permit.

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

4. RECEIVE PRESENTATION ON HOUSING ELEMENT (PD010049)

Jim Cook, Marti Noel and Melanie Shafer Freitas gave a presentation on the Draft Housing Element 2002-2008, which was prepared as required by State law. The presentation provided an overview of the housing strategy contained in the Draft Housing Element. On April 15, 2003, the Board of Supervisors directed staff to process the Housing Element separately from the rest of the General Plan Update to facilitate certification by the State as soon as possible. No action was recommended at this time. The public review period ends for the initial study on October 6, the formal Planning Commission hearing is set for October 8, 2003, after which it will go to the Board of Supervisors.

Public Comment: Dennis Lawler and Dana Cleary  
ADVISORY COMMITTEE APPOINTMENTS

It was moved by Commissioner Rochester, seconded by Commissioner Brennan and passed by the following vote to reappoint Marjorie Kay to the North County Coastal Land Use Advisory Committee.

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

DEPARTMENT REPORT

Jeff Main, Secretary to the Commission, distributed handouts regarding continuances and flagging and staking procedures. Continuances will be scheduled on an upcoming agenda, flagging and staking will be discussed as part of the Land Use Advisory Committee procedures.

ADJOURNMENT

The meeting was adjourned at 11:08 a.m..

ATTEST

Planning Commission  
September 10, 2003

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Jeff Main, Secretary

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