

FINAL

**MONTEREY COUNTY PLANNING COMMISSION
OCTOBER 8, 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, Don Rochester, John Wilmot
Absent: Aurelio Salazar

COMMENT PERIOD:

PUBLIC – Hans Jurgens spoke to infrastructure

COMMISSION – Commissioners Errea and Parsons spoke to the joint General Plan workshop on traffic held with the Board of Supervisors on October 7. The next joint workshop is scheduled for 5:00 p.m. on October 28th.

C. **APPROVAL OF MINUTES** September 10, 2003

Commissioner Diehl moved, seconded by Commissioner Padilla, and passed by the following vote to approve the minutes of September 10, 2003:

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

D. **SCHEDULED ITEMS**

1. **HOUSING ELEMENT (PD010049)**

Jim Cook and Melanie Shafer Freitas made presentations and answered questions regarding the proposed Housing Element. Scott Hennessy, Director of Planning and Building Inspection (PBI), spoke in support and affirmed comments in the PBI report on the element regarding PBI resources for implementation tasks and stated that these issues could be addressed as the process proceeds. A letter from South County Housing urging certification of the Housing Element was distributed.

Public Comment: Julie Engel, Jan Mitchell, Barbara Mitchell, Alfred Diaz Infante, Hans Jurgens, Jim Nakishima, Robin McCray.

Commissioner Errea moved, seconded by Commissioner Hawkins and passed by the following vote to adopt Resolution #030061 to recommend to the Board of Supervisors adoption of the Negative Declaration and the Housing Element as amended based on a staff recommendation and Planning Commission input:

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

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ABSENT: Salazar

Commissioner Wilmot relayed to the Commission that he had listened to the September 10th hearing tapes on this matter.

2. CONTINUANCE OF PUBLIC HEARINGS (PD030138)

Jeff Main relayed to the Commission that the Board of Supervisors adopted alternative #3 for handling continuances on August 26, 2003. Staff requested that the Planning Commission consider a policy that is consistent with the Board policy as consistent policies make the hearing process easier for the public to understand and easier for staff to administer.

The adopted policy states that:

The Board of Supervisors will allow **one continuance** of any public hearing item without conducting a full public hearing on the item. A request by the applicant for a continuance must be received by the Clerk to the Board by 5:00 p.m. the Tuesday preceding the hearing date. The Clerk of the Board shall note the continuance on the Board's agenda as "To Be Continued to _____" and notify the newspaper of local circulation.

The Board of Supervisors will consider a **second continuance** of any public hearing item. A request for a continuance must be received by the Clerk of the Board by 5:00 p.m. the Tuesday preceding the hearing date. The Clerk of the Board shall note the continuance on the Board's agenda as "Request for Continuance to _____ Received" and notify the newspaper of local circulation.

After two continuances the Board will conduct a full public hearing on the item and take one of the following actions: 1) approve, deny, continue to a subsequent date with direction to staff as to the information needed for the hearing, 4) return the item to the original hearing body for reconsideration, or 5) table with direction to staff as to the information needed for a newly noticed public hearing.

Public Comment: Lee Lotz

It was moved by Commissioner Diehl and seconded by Commissioner Wilmot to continue the item to November 12, 2003 with the Intent to Approve staff's recommendation and directed staff to return with appropriate language to include as an amendment to Planning Commission procedures.

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

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3. SHANKLIN WILLIAM & DOMINIQUE (PLN030074)

Staff recommended a continuance to a date uncertain to allow the applicant time to submit revised project plans that would eliminate ridgeline development. The applicant has agreed to re-site the single family residence to eliminate ridgeline development.

William Shanklin spoke to the continuance and recommended that the Commission hear the item.

Commissioner Diehl moved, seconded by Commissioner Wilmot and passed by the following vote to continue this item to October 29, 2003.

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

4. HEALEY J VAL (PLN010517)

Staff recommended approval with 25 conditions and added a finding related to the fact that there is no feasible alternative which would allow development to occur on slopes less than 30%. The Cachagua Land Use Advisory Committee recommended approval.

Val Healey agreed to the conditions.

Commissioner Brennan moved, seconded by Commissioner Errea and passed by the following vote to adopt Resolution #03062 to approve PLN010517 as amended:

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

5. HOWE DEE ANNE TR (PLN030420)

Staff recommended that the Planning Commission adopt a resolution determining that construction of a fence and planting trees within the Rio Road Official Plan Line will not defeat the purposes of Ordinance 499 and should be allowed to commence as approved pursuant to PLN030154.

Nick Nichols, Public Works, explained that a plan line is a plan for future roads and recommended approval.

Dee Anne Howe spoke to the project.

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Commissioner Brennan moved, seconded by Commissioner Padilla and passed by the following vote to adopt Resolution #03063 to adopt the resolution for PLN030420:

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

6. TWELFTH TEE INVESTORS (PLN030085)

Dean and Barbara Griggs are now the owners. Staff recommended approval subject to 38 conditions. The Carmel Valley Land Use Advisory Committee recommended approval with changes. Applicable changes recommended by the LUAC are included as permit conditions.

Jeff Crocket, architect, agreed to the conditions with the exception of #4, deer fence only around the house proper.

The Commission asked Dean Griggs why he wanted to put a fence around the perimeter of the property. Griggs answered that it was needed to protect a proposed olive orchard.

After discussion the Commission deleted Condition #4, deer fence, and added a condition that planting of Croplands, Orchards and/or vegetation is prohibited on slopes greater than 30% or where it would require the conversion or extensive removal of existing native vegetation.

Commissioner Errea moved, seconded by Commissioner Hawkins and passed by the following vote to adopt Resolution #03064 to approve PLN030085 as amended.

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

7. KLEISSNER KARL & LISA (PLN020392)

Staff recommended adoption of the Mitigated Negative Declaration with a Mitigation Monitoring Program and approval of the project. The Big Sur Land Use Advisory Committee recommended approval. A letter of concern from Carol Fisch was distributed to the Commission.

John Bridges, representing Dr. and Mrs. Schapira, spoke in opposition.

Mark Blum and Mary Ann Schicketanz, representatives, answered questions.

Mrs. Kleissner spoke to the project.

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Commissioner Diehl moved, seconded by Commissioner Parsons and passed by the following vote to adopt Resolution #03065 to adopt the Mitigated Negative Declaration with Mitigation Monitoring Program and approve PLN020392.

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

8. MIRABITO STEVE (PLN980301)

Staff recommends the Planning Commission deny the project based on the Findings and Evidence. It was also recommended that a finding be added that the Planning Commission took no action on the Negative Declaration.

Commissioner Diehl felt the findings should include the Heavy Commercial zoning designation for the property.

After discussion regarding a change of the zoning designation on this parcel to Light Commercial, Jeff Main was asked to include this item on the October 29, 2003 agenda.

It was moved by Brennan, seconded by Hawkins and passed by the following vote to adopt Resolution #03066 to Deny PLN980301.

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

ADVISORY COMMITTEE APPOINTMENTS

It was moved by Commissioner Brennan, seconded by Commissioner Rochester and passed by the following vote to appoint Sharon Wood to the Carmel Valley Land Use Advisory Committee.

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

DEPARTMENT REPORT-NONE

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ADJOURNMENT

The meeting was adjourned at 1:10 p.m.

ATTEST

Jeff Main, Secretary

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