

FINAL

**MONTEREY COUNTY PLANNING COMMISSION
OCTOBER 29, 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, Aurelio Salazar, Don Rochester, John Wilmot
Absent: None

COMMENT PERIOD:

PUBLIC - NONE

COMMISSION – Commissioner Aurelio Salazar, Jr. was welcomed to the Planning Commission replacing Rudy Gonzalves. Several Commissioners made comments regarding the joint meeting with the Board of Supervisors on the General Plan Update held on October 28th.

C. APPROVAL OF MINUTES September 24, 2003

Commissioner Padilla asked that the motion for #4 Shanklin (PLN030074) be corrected, it now reads that he both made and seconded the motion.

Commissioner Wilmot moved, seconded by Commissioner Errea, and passed by the following vote to approve the minutes of September 24, 2003 as amended:

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

D. SCHEDULED ITEMS

**1. LAND USE ADVISORY COMMITTEE PROCEDURES AND BOUNDARIES;
PROPOSAL TO INCLUDE RANCHO SAN CARLOS IN CARMEL VALLEY LUAC
BOUNDARY (PD030021)**

Commissioner Hawkins went over the suggested new changes to the procedures.

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Wendy Strimling, Deputy County Counsel, advised that the Commission on September 24th had passed a resolution of intent to approve procedures after they had been revised to include proposed changes.

After discussion, Commissioner Hawkins resigned from the subcommittee due to upcoming surgery and Commissioner Diehl volunteered as his replacement.

Public Comment: Marjorie Kay, Sharon Wood, Brian Finegan, Jan Mitchell, Barbara Rainer, Frank Crist, Greg Crist, and Joel Panzer focused among other issues the General Plan Update that the Board of Supervisors and Planning Commission heard the previous evening.

Commissioner Errea moved, seconded by Commissioner Brennan and passed by the following vote to continue this item to a future date to allow time for additional changes.

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

2. STORAGE PRO OF CARMEL LLC (PD030204)

Staff recommended that the Planning Commission adopt the resolution of intent to consider amendments to the zoning designation of the subject properties.

On October 8, 2003, during deliberation on adopting a resolution denying a self storage facility on the property (Mirabito, Case No. PLN980301), the Planning Commission directed staff to prepare a resolution of intent to consider changing the zoning of the subject properties as described above.

Upon adoption of the resolution of intent, staff will prepare an analysis of the zone change along with an environmental initial study, and present the analysis and recommendations at a public hearing before the Commission. After consideration of the analysis, environmental initial study and public comment, the Commission may then recommend that the Board of Supervisors approve or deny the zone change, based on findings and evidence.

Commissioner Brennan relayed that a group is being formed to address affordable housing issues in Carmel Valley.

Todd Bessire, representative, gave some history of the property.

Sharon Woods and Michael Hagerty spoke in favor of work force housing.

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Commissioner Diehl moved, seconded by Commissioner Brennan and passed by the following vote to adopt Resolution #03067 to approve staff's recommendation.

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

3. MONTEREY COUNTY PUBLIC WORKS (PD030190)

Patricia Lopez presented the 2003-2004 Capital Improvement Program (CIP). Ron Lundquist answered questions.

State law requires that cities and counties follow their general plan when carrying out public works projects. In addition, right-of-way may not be acquired or disposed, streets may not be abandoned, and public buildings may not be built until the Planning Commission has reviewed the projects' conformance with the General Plan.

The Public Works Department annually prepares a composite list of those projects with a total cost exceeding \$50,000. Funding sources are described within the program. The CIP was submitted to the Planning Commission for review as to its conformance with the General Plan.

The five-year CIP is included in the Regional Transportation Plan (RTP), under State guidelines, recognizes land use development policies as the basis for the proposed transportation system.

Public Comment: Marjorie Kay, Jan Mitchell

Commissioner Parsons moved, seconded by Commissioner Hawkins and passed by the following vote to adopt Resolution #03068 to accept the report and to stipulate that the report conforms to the General Plan:

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

4. DONANGELO MARK & JOANN (PLN030159)

Staff recommended approval with 21 conditions. The Del Monte Forest Land Use Advisory Committee recommended approval.

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Commissioner Errea asked that Condition #9, posting of address numbers, read the same as Condition #11, posting of address numbers, for Item #5, Delos-Global Enterprises.

Commissioner Diehl had questions regarding Condition #7, proof of water availability on the property.

Mark Donangelo agreed to the conditions.

Commissioner Rochester moved, seconded by Commissioner Wilmot and passed by the following vote to adopt Resolution #03069 to approve PLN030159 including the change to Condition #9:

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

5. DELOS-GLOBAL ENTERPRISES, INC. (PLN030022)

Staff relayed that the applicant's representative had requested a continuance to January 2004. After discussion this item was tabled to a date uncertain.

Commissioner Hawkins moved, seconded by Commissioner Errea and passed by the following vote to table the project (PLN030022):

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

6. NORTH COUNTY RECREATION & PARK (PLN030267)

Staff recommended approval of the previously adopted Negative Declaration and approval of the Use Permit subject to 25 conditions. The North County Non-Coastal Land Use Advisory Committee recommended approval.

Marti Noel, Housing and Redevelopment office, agreed to the conditions.

Commissioner Padilla moved, seconded by Commissioner Hawkins and passed by the following vote to adopt Resolution #03070 to approve PLN030267:

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

7. GOZZI DANIELE & ANITA TR (PLN020150)

Staff recommended approval subject to 16 conditions. The Big Sur Land Use Advisory Committee recommended approval.

Jim Heisinger, representative, agreed to the conditions.

Commissioner Diehl moved, seconded by Commissioner Padilla and passed by the following vote to adopt Resolution #03071 to approve PLN020150:

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

LUNCH BREAK – *COMMISSIONER HAWKINS DID NOT RETURN AFTER LUNCH*

8. BURLEIGH WILLIAM B TR (PLN030202)

Staff recommended that the Planning Commission deny the appeal and affirm the opinion rendered by the Department of Planning and Building Inspection.

Brian Finegan, representative, relayed his client's view that full restoration was not justified.

Commissioner Parsons moved, seconded by Commissioner Brennan and passed by the following vote to adopt Resolution #03072 to approve staff's recommendation to deny the appeal with an added finding that on April 8th the Director of Planning asked for restoration:

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

9. SHANKLIN WILLIAM & DOMINIQUE (PLN030074)

Staff recommended denial. A letter from William and Dominique Shanklin dated October 25, 2003 was distributed to the Commission.

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Bill Shanklin rebutted staff's recommendation to deny the project.

Commissioner Errea moved, seconded by Commissioner Wilmot and passed by the following vote to adopt a Resolution of Intent to approve PLN030074 and continue the item to December 10, 2003 to allow time for preparation of findings and evidence:

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

10. LAUBE SHELDON & NANCY (PLN010105)

Staff recommended adoption of Mitigated Negative Declaration with a Mitigation Monitoring and Reporting Program and approval subject to 25 conditions. The Big Sur Land Use Advisory Committee recommended approval. Staff advised that Environmental Health has added two additional conditions: 1) destroy and relocate existing septic tank, and 2) provide plans for the location of the dwelling, septic tank location and leach field.

Laura Lawrence, Environmental Health, reworded Condition #24, to destroy and relocate the existing septic tank.

Todd Bessire, representative, agreed to the conditions.

John Bridges, representative for Dr. and Mrs. Mc Callister, spoke in opposition.

Barbara Lane, a neighbor to the south of this parcel, spoke in favor.

Jeff Norman, project biologist, spoke regarding the Smith's Blue Butterfly habitat.

Tim Bratton, Mickey Muennig's office, spoke to siting of the house.

Mr. Laube rebutted.

Commissioner Diehl moved, seconded by Commissioner Brennan and passed by the following vote to adopt Resolution #03073 to adopt the Mitigated Negative Declaration with approval of the Mitigation Monitoring and Reporting Program and approve PLN010105 including deletion of Condition #24 and the addition of two Environmental Health conditions:

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

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ADVISORY COMMITTEE APPOINTMENTS

It was moved by Diehl, seconded by Commissioner Brennan and passed by the following vote to accept the resignation of Kaye Andres to the Big Sur Land Use Advisory Committee.

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

DEPARTMENT REPORT

Jeff Main, Secretary to the Commission, reviewed the details of the Granite site visit planned for November 5th at 9:30 a.m. and advised that the Department is considering the idea of reducing Planning Commission meetings from twice a month to once a month in an effort to reduce the budget. After discussion the following items will be added to the December 10th agenda: 1) General Plan Update schedule and protocol, 2) Land Use Advisory Committee Procedures and boundaries, 3) consent items, and 4) annual review of the Planning Commission rules for the Transaction of Business.

ADJOURNMENT

The meeting was adjourned at 4:35 p.m.

ATTEST

Jeff Main, Secretary

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