

FINAL

**MONTEREY COUNTY PLANNING COMMISSION
April 14, 2004
MINUTES**

The Planning Commission met at 9:00 a.m. at the Board of Supervisors Chambers of the Courthouse at 240 Church Street, Salinas, California.

A. ROLL CALL

Present: Miguel Errea, Sharon Parsons, Laurence Hawkins, Keith Vandevere, Juan Sanchez, Martha Diehl, Aurelio Salazar, Don Rochester, John Wilmot

Absent: Cosme Padilla

B. COMMENT PERIOD

Public Comment - Tom Carvey gave an update on the Refinement Group progress on the General Plan.

C. APPROVAL OF MINUTES

The Commission jointly advised that there was a typo (“interrupter” instead of “interpreter”) on the February 25, 2004 Draft Minutes under Agenda Item 5, D’Arrigo Bros.

Commissioner Errea moved, seconded by Commissioner Diehl, and passed by the following vote to approve the minutes of February 25, 2004, with correction, and March 3, 2004.

AYES: Errea, Parsons, Hawkins, Vandevere, Sanchez, Diehl, Salazar, Rochester, Wilmot

NOES: None

ABSENT: Padilla

ABSTAIN: None

D. SCHEDULED ITEMS

1. ANDRUS GLORIA (SUHSD) (PD030165)

David Lutes presented the report and recommended the Planning Commission submit the draft letter contained in the report to the Salinas Union High School District.

The Commission was concerned with various issues related to the proposed location of the new school to include housing for teachers, urban housing of mixed levels, building on agricultural land where pesticides have been used, annexation, multi-story building, refiguring of Middle and High School and which neighborhood the students would come from, and the anticipated need for a school in the future.

Robert Richelieu, Planning Manager for the City of Salinas Planning Commission, addressed the future growth area in the Salinas General Plan and supported staff’s recommendation.

Brian Finegan, representing owners and developers surrounding the site, spoke in support of staff's recommendation.

The Commission stated they would like their thoughts and concerns amended into the draft letter and requested someone from the school district be present at the next meeting.

Kris Berry, LAFCO, addressed the annexation process.

Commissioner Diehl moved, seconded by Commissioner Errea and passed by the following vote to continue the item to April 28, 2004, to prepare a draft letter to include the comments made by the Commission.

AYES: Errea, Sanchez, Hawkins, Vandever, Parsons, Diehl, Salazar, Rochester, Wilmot

NOES: None

ABSENT: Padilla

ABSTAIN: None

2. STATE OF CALIFORNIA (PLN030620)

Carl Holm presented the project, addressed the Gilchrist letter of opposition received and dated April 12, 2004, and recommended the Planning Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and approve the project with the proposed conditions. He stated that the Big Sur Land Use Advisory Committee recommended approval of the project and recommended a condition stating all exotics (landmark and historic) be considered for eventual removal, and that a clear monitoring plan and follow-up maintenance program be defined and implemented.

Commissioner Diehl requested staff to explain why the Agricultural Commissioner commented on the current item where no agricultural resources were involved in contrast to the previous item where agricultural lands were to be replaced by a school. Staff responded that the Agricultural Commissioner was involved in weed abatement such as the removal of eucalyptus, which was an issue in the current project; there was no explanation for the Commissioner's lack of involvement in the previous project. She requested that staff agendaize an item to discuss more active involvement of the Agricultural Commissioner's Office on items of land use planning before the Commission. It was agreed by the Planning Commission that the Agricultural Commissioner should be invited to discuss this issue.

The Commission further addressed the issue of the consistent application of permit requirements for both public and private entities.

Ken Gray, representative for California State Parks, addressed concerns with the staff's recommendation and follow-up with standing neighbor dispute.

Jeff Frey, Assistant Resource Ecologist and field supervisor for project, addressed the exotic plants, herbicides being used, revegetation, and maintenance after trees are removed. He accepted the proposed conditions.

The Commission discussed retaining all landmark trees and trees associated with the historical waterfall house and removing exotic trees and shrubs.

William Sloan, on behalf of Joseph Schoendorf and Friends of the Big Sur Coast, provided an article from *The Carmel Pine Cone* on State Parks cutting 1,000 trees without permits.

Arden Handshy, representative for Joseph Schoendorf (his client), contended a Coastal Development Permit was needed and that State Parks was required to go through same steps as any private person. In addition, he alleged State Parks gave incomplete and inadequate information, that the reports were prepared by someone not on the County certified list, and the Land Use Advisory Committee comments were edited. Mr. Hanshy requested that the project application be sent back for further review and updated with adequate reports.

Staff summarily responded to the points presented and advised that issues were fully addressed or lacked relevance.

Commissioner Diehl requested a condition for a maintenance plan be added to the project and that staff present the permit application manifest for the project to determine whether State Parks received treatment consistent with private entities.

Commissioner Diehl moved, seconded by Commissioner Vandevere and passed by the following vote to continue this item to May 12, 2004, to complete the review of the maintenance plan and incorporation of appropriate sections into the conditions of approval.

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

3. MOCO P&BI MATRIX (PD030102)

Michael McCormick presented the report.

The Commission commented that the mitigation measure/condition compliance monitoring matrix was working well.

Commissioner Errea moved, seconded by Commissioner Rochester and passed by the following vote to accept the report.

AYES: Errea, Sanchez, Hawkins, Vandevere, Parsons, Diehl, Salazar, Rochester, Wilmot

NOES: None

ABSENT: Padilla

ABSTAIN: None

4. CALTRANS (RAINROCKS) (PLN000203)

5. CALTRANS (PLN020394)

Jeff Main, standing in for Eric Lee, recommended a continuance of Items 4 and 5, to June 9, 2004, to work with CalTrans to refine the recommendations and for recirculation of the environmental review document.

Commissioner Errea moved, seconded by Commissioner Hawkins and passed by the following vote to continue Items 4 and 5 to June 9, 2004.

AYES: Errea, Sanchez, Hawkins, Vandevere, Parsons, Diehl, Salazar, Rochester, Wilmot

NOES: None

ABSENT: Padilla

ABSTAIN: None

E. OTHER MATTERS

Advisory Committee Appointments

Commissioner Parsons requested the appointment of Richard Stewart to the Chualar Canyon Neighborhood Design Review Committee be placed on the April 28, 2004, Agenda.

Department Report

Jeff Main, Secretary to the Commission, stated there was no Department Report.

F. ADJOURNMENT

The meeting was adjourned at 10:57 a.m.

ATTEST

Jeff Main, Secretary

JM/lmr