

FINAL

MONTEREY COUNTY PLANNING COMMISSION

May 26, 2004

MINUTES

The Planning Commission met at 9:06 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, Cosme Padilla, Keith Vandevere, Juan Sanchez, Martha Diehl, Aurelio Salazar, Don Rochester, John Wilmot

Absent: None

B. COMMENT PERIOD

Commission Comment

The main topic of discussion was the Board of Supervisors and the General Plan Update. There was a recommendation to keep the space on the agenda for discussion. The Board of Supervisors next meeting is June 8th, the day before the next Planning Commission hearing. Commissioner Diehl stated that the General Plan Update Team and the Planning Commission input were not considered by the Board at the May 25th meeting.

Wendy Strimling, County Counsel, suggested keeping it agendized with discussion including the possible staffing for the General Plan Update 4 update.

Further discussion lead to responses to include a wait and see status and any direction from the Board. There was also concern about the LUAC's procedure update.

It was decided that the item would remain on the next Agenda and wording would be changed to incorporate a report on the status and Board hearings on the General Plan Update to include discussion of related County staffing issues.

C. APPROVAL OF MINUTES

Commissioner Diehl moved, seconded by Commissioner Vandevere, and passed by the following vote to approve the minutes of April 14, 2004 and April 21, 2004.

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

NOES: None

ABSENT: None

ABSTAIN: None

The Draft Minutes for April 28, 2004, were discussed, and will be voted on at the next meeting.

D. SCHEDULED ITEMS

1. OAKVALLE LLC (PLN030352)

Taven Kinison Brown presented the project, added a grading condition prior to issuance of a Grading Permit, and recommended adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and approval of the Combined Development Permit by accepting the Findings and Evidence and subject to the amended Conditions of Approval.

The Commission discussed tree replacement size, traffic issues, water supply for fire and connection site, scenic easements, parking on lower area by Building #2, and the Land Use Advisory Committee concern for drainage flow and changing the wording.

William Silva, applicant and owner of the property, addressed the issues raised by the Commission

Further, the Commission requested more information on the scenic easement and if a variance is needed, importing fill, and including a traffic measure so truck traffic does not occur during peak hours. Clarity was requested on the new conditions proposed.

Staff addressed the tree issue, scenic easement, and parking lot issues.

Public Comment

Donna Leather who lives north of property to be developed was concerned with drainage and run off, view being blocked off, trees, lighting, and traffic on Highway 68.

Maureen Kubala requested that the parking not intrude on her property.

Commissioner Diehl requested the addition and revised conditions for a Traffic Management Plan, that the Mitigation Monitoring Program #3(b) be reviewed in five years, and that the scenic easement and related parking issue be addressed.

There was concern for the neighbor's view, the number of parking spaces allowed, and the use allowed.

Wendy Strimling, County Counsel, commented on the parking issue.

Mr. Main advised that the parking condition should be amended to require a proportional parking space amount related to the ordinance requirements for the different uses.

Commissioner Diehl moved, seconded by Commissioner Hawkins and passed by the following vote to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, with Staff recommendations

and approve the Combined Development Permit with amended Conditions of Approval for PLN030352 (Resolution #04020).

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

2. STATE OF CALIFORNIA (PLN030010)

Carl Holm presented the project and recommended certification that the Commission reviewed, considered information contained in the Environmental Impact Report and Mitigation Monitoring Program adopted by the State Parks Commission and approve a Combined Development Permit based on the Findings and Evidence and subject to the proposed Conditions of Approval. The Big Sur Land Use Advisory Committee recommended approval subject to conditions that 1) require adding left turn lane into entrance, 2) prohibit additional parking in riparian corridor, and 3) using the 2-lane bridge for emergency purposed only and to plan for a one-way traffic pattern. Staff noted recommended conditions include: 1) revising the proposed entrance station to remove development from a wetland (Condition 3), and 2) removing the Main Camp Bridge and road south of said bridge (Condition 4). However, new information determined that the bridge is historic so staff recommended altering Condition 4 to require removal of the road paving only. Mr. Holm also noted receiving notice that CalTrans had listed the left-turn pocket on Highway One as a priority project.

Break from 10:35 a.m. to 10:54 a.m.

Commissioner Diehl appreciated the Staff Report and Land Use Advisory Committee recommendations.

Lois Harter, Supervisor State Parks, gave an overview of the project, Phase I, and concerns on Condition #3, the entrance modification, and maintaining both lanes so large vehicles can turn around.

Cheryl Ware, Associate Landscape Architect, State Parks, and Joan Carpenter, Senior Engineer were present. Ms. Ware expressed concerns with staff's recommendation to remove road paving in Main Camp and requested retaining the roads for emergency access.

The Commission was concerned with traffic, chain on entrance gate at Highway 1 to stop in coming traffic and avoid turn around, and single lane purposed.

Staff addressed the issues raised by the Commission.

Lois Harter addressed the inconvenience for the public, safety issues, and campsites in Main Camp area.

Cheryl Ware spoke of her concern with Condition #10 regarding the use of the proposed pedestrian bridge and its width.

Staff noted the intent of Condition 10 is for vehicle bridges only.

Commissioner Diehl moved, seconded by Commissioner Rochester and passed by the following vote to approve PLN030010 based on the Findings and Evidence and subject to Conditions of Approval with the following amendments (Resolution #04021):

- Delete Condition 3 –Entrance Modification
- Delete Condition 4 – Main Camp Road Removal
- Amend Condition 10 to clarify “vehicle” bridges only.

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

3. LAND USE ADVISORY COMMITTEES (PD030021)

Carl Holm recommended continuance to the June 9th meeting because of a meeting scheduled between the Land Use Advisory Committees and Planning and Building Inspection staff for tomorrow (May 27, 2004).

Commissioner Rochester voiced concern for the continuance of the item, since a Resolution has been worked on and is continued and when is it going to be moved on to the Board of Supervisors.

Commissioner Diehl stated that the Planning and Building Inspection staff stopped the Resolution from going to the Board because of budget issues. She advised that she and staff are now trying to get together with the Land Use Advisory Committees to come up with a plan that will allow the Commission to address the budgetary concerns. She hoped that after the meeting on May 27, 2004, that there will be recommendations that will address the issue.

Commissioner Diehl moved, seconded by Commissioner Errea and passed by the following vote to recommend staff’s recommendation and continue this item to June 9, 2004.

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

4. RANCHO SAN CARLOS PARTNERSHIP (PLN010001)

Mike Novo stated this item was continued from the May 12, 2004, meeting at the direction of the Planning Commission to return with more information on the water issue. He introduced Tad Stearn, Pacific Municipal Consultants who gave an overview of the project and recommended staff’s recommendation that the Planning

Commission review and consider the proposed Potrero Area subdivision from a technical standpoint pursuant to Title 19, Chapter 19.07 of the Monterey County Code; accept the preliminary findings and conditions, including those recommended by the Subdivision Committee, regarding technical matters, design, General Plan and Master Plan consistency, source capacity and water quality, and recommend that the Board of Supervisors complete the subdivision scoring and allocation process.

There was discussion regarding environmental issues related to water supply and Las Garza Creek.

Joe Hayes, certified hydrologist, addressed the ground water issue and reviewed Mitigation Monitoring.

Brian Finegan addressed the water issue, Comprehensive Hydrological Study for Preserve Project and stated his determination that source, quality, and quantity are sufficient. In addition he addressed the independent review of comprehensive study, Las Garza's Creek Base Flow report; letter from Takacs on well, and Dilworth's allegations.

Gillian Taylor, Sierra Club, submitted comments from the last meeting regarding the role of the Planning Commission to determine quantity of water supply. In addition, she addressed Dr. Williams' letter the HCP and red-legged frog, and tree removal.

Mary Ann Matthews spoke of her concern that the subdivision is not consistent with the Carmel Valley Master Plan related to the removal of trees.

Forrest Arthur, Santa Lucia Community Services District, addressed why Las Garzas Creek appears to be running dry, what is the trigger for release of water, and why one hydrologic expert's conclusion was chosen over another.

The Commission inquired about adequate water supply, Carmel Valley Master Plan consistency to tree policy, the Comprehensive Development Plan, and the water supply and Garzas Creek.

Commissioner Padilla moved, seconded by Commissioner Diehl and passed by the following vote to adopt staff's recommendation regarding the Planning Commission's review and consideration of the proposed subdivision from a technical standpoint for subdivision design, General Plan consistency, water source capacity/water quality, accept the preliminary Findings and Evidence and Conditions as recommended by the Subdivision Committee and recommend these findings to the Board of Supervisors for PLN010001 (Resolution #04022).

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

E. OTHER MATTERS

Advisory Committee Appointments

It was moved by Commissioner Diehl, seconded by Commissioner Rochester, and passed by the following vote to reappoint Paul DeLay to the Del Monte Forest Land Use Advisory Committee.

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

It was moved by Commissioner Hawkins, seconded by Commissioner Rochester, and passed by the following vote to appoint Bonnie Jean Baker to the Toro Land Use Advisory Committee.

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

It was moved by Commissioner Diehl, seconded by Commissioner Rochester, and passed by the following vote to accept the resignation of Bruce Neeb from the Big Sur Land Use Advisory Committee.

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

Department Report

Jeff Main, Secretary to the Commission, addressed the changes made in the format for the Draft Agenda for June 9, 2004, that was included in their packet. The changes were made to provide a clarity on the project description. Second, he passed out a list of upcoming future major projects coming before the Planning Commission. Third he gave an update on the request of working with the Agricultural Commission. He stated that he has talked to Bob Roach and will be putting together clear criteria for the types of projects that will be referred to the Agricultural Commission for review in the future and subsequent to an agreement on that criteria, the Agricultural Commissioner or his representative will come before the Planning Commission and talk about issues related to the Agricultural Commission Office and future liaison with the Planning Commission.

F. ADJOURNMENT

The meeting was adjourned at 1:00 p.m.

ATTEST

Jeff Main, Secretary

JM/lmr