

**FINAL**

**MONTEREY COUNTY PLANNING COMMISSION  
October 27, 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, Cosme Padilla, Keith Vandevere, Juan Sanchez, Martha Diehl, Don Rochester, John Wilmot  
Absent: Aurelio Salazar

**B. COMMENT PERIOD**

PUBLIC – Marjorie Kay spoke concerning recent Board of Supervisors meeting and item S15, desalination plant, and public process for CalAm water.

Julie Engel spoke on the binders of work done for Rancho San Juan by the Rancho San Juan Coalition.

COMMISSION – The Commission addressed an item on the Draft Agenda for November 10, 2004, Carmel Valley Partners (PLN020032), and requested Water Resources provide map and information on lower Carmel Valley flood report, and monitoring of wells.

**C. APPROVAL OF MINUTES**

None scheduled.

**D. SCHEDULED ITEMS**

**1. PLANNING COMMISSION – LUAC BOUNDARY/PROCEDURE CHANGES (PD041025)**

Jeff Main, Planning and Building Inspection Department, described the project.

The Commission discussed the boundary changes, amending procedures of LUAC continuances, recruitment of members for new LUAC, having alternate members, number of members present at a meeting, no quorum, and the continuance policy.

Wendy Strimling, County Counsel, advised the Commission.

Commissioner Parsons moved to recommend to the Board of Supervisors the change in the Bradley-Parkfield Land Use Advisory Committee boundary, seconded by Commissioner Errea and passed by the following vote: (Resolution #04049).

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

Commissioner Diehl moved to recommend that the Board of Supervisors amend the Land Use Advisory Committee procedures limiting continuances of Land Use Advisory Committee public meetings to one continuance where there is not a quorum, second by Commissioner Hawkins, and passed by the following vote:

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

**2. MACHADO JOHN ET AL (PLN040304)**

David Lutes presented the cell tower project and corrected the staff report to reflect Blanco Road. Staff recommended approval.

The Commission discussed the noise of the generators, testing of generators, height of the tower, and requested a coverage diagram to show existing areas between antennas.

Karen McPherson, on behalf of Verizon Wireless, responded to the issues.

Public Comment

Jan Mitchell requested a copy of the diagram of coverage for wireless carriers in north county for the North County Land Use Advisory Committee.

Commissioner Errea moved to adopt staff recommendation, seconded by Commissioner Parsons and passed by the following vote: (Resolution #04051).

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

3. **PICK-N-PULL SAN JOSE AUTO (PLN030498)** Parcel B
4. **CUTLER GERALD & DEBORAH (PLN030501)** Parcel C
5. **DOLAN DEVELOPMENT PARTNERS LTD (PLN030504)** Parcel D
6. **S & S LAND DEVELOPMENT CO (PLN030510)** Parcel A

Eric Lee presented Items # 3, 4, 5, & 6, gave an overview of the project, the Zoning and Health violations, public health and safety issues, and required deadlines that were not met by the applicants. Staff recommended denial of the Combined Development Permit.

Wendy Strimling, County Counsel, addressed the draft resolution.

The Commission discussed the procedural issues, expired permits and new Use Permits, and taking the projects one at a time in order.

Anthony Lombardo, representative for Pick-N-Pull and Gerald & Deborah Culter, stated that Pick-N-Pull is ready to proceed on their application and that everything has been submitted. He said the original condition was one water system for the Industrial Park but it was held up by S&S Land Development Co. and Dolan Development Partners LTD. He claimed that the other two projects did not complete their part for the water system, which is for the entire four projects. He suggested being severed from the other two projects so he could proceed. His project was filed in a timely manner.

Ron Stefani, North County Fire Protection, stated the state mandate for the water system.

Tom Klauer (Pick-N-Pull) stated the land uses go with the land and that Pick-n-Pull has been in compliance with no outstanding violations. He gave an overview of the project, and said they are prepared to have their own well and water system.

Ken Tunstall, Tunstall Engineering, designed the water system for Parcels B & C in 2002.

Eric Lee stated that all applications were treated the same and have the same status because requirements have not been met.

There was discussion regarding moving forward with Parcel A & D, if all conditions were met along with the water system.

William Wright gave an overview of the Dolan Partner's property and applications, fire system, storage system, and approved plan check.

Laura Lawrence, Environmental Health, stated Environmental Health did a site visit on 6/1/04 to look at issues. A subsequent site visit occurred on 7/23/04. Water system application for Pick-n-Pull submitted 10/22/04 was late and incomplete; a well drilling application for Pick-n-Pull received 10/26/04 was incomplete; and they received no information where septic system is located on Pick-n-Pull site; a test well on Parcel D was drilled and destroyed, and currently there is no potable water source for all parcels.

Cheryl Sandoval stated no application is complete until water system information is submitted and reviewed.

Public Comment

Carolyn Anderson spoke on expired permits and incomplete applications.

Stan Silva spoke on fighting deadlock with Monterey County Planning and Building Inspection and owns only 12% of Dolan Development Park.

Anthony Lombardo spoke on rebuttal.

Tom Klauer, Dolan Development, spoke on rebuttal.

Public Hearing closed.

Ron Stefani, North County Fire Protection, stated applicants had five years to meet conditions and water system should have been in by 2000.

The Commission discussed various issues related to taking action on the permit applications.

Commissioner Sanchez moved staff to do a recommended time line and continue items to January 12, 2005, seconded by Commissioner Errea.

There was further discussion regarding four separate applications when complete, water system to be completed, and traffic study.

Jeff Main stated that the intent is to keep all the applications together because environmental review should be completed on all the applications together; to do otherwise could create CEQA procedural problems .

Commissioner Hawkins called for the question.

Motion passed by the following vote, to continue all four applications to January 12, 2005.

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

**7. EASTMAN SAM TR ET AL (PLN040443)**

Staff recommended continuance until December 8, 2004.

Commissioner Errea moved to continue item to December 8, 2004, seconded by Commissioner Vandevere and passed by the following vote:

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

NOES: None  
ABSENT: Diehl, Salazar  
ABSTAIN: None

**8. COELHO PHILIP (PLN010252)**

This item was pulled off the calendar.

Jeff Main, Planning and Building Inspection, stated this item was inadvertently put on the calendar. It was continued to November 10, 2004, at which time it will be continued to November 17, 2004.

**E. OTHER MATTERS**

Department Report

Jeff Main, Secretary to the Commission, advised schedule for upcoming hearings.

November 9, 2004	Special Night Planning Commission meeting for Rancho San Juan.
November 10, 2004	Planning Commission meeting for Rancho San Juan
November 17, 2004	Field Trip for East Garrison from 8-10:30 a.m. 10:30 a.m. – 12:00 p.m. hearing process continued to December 1, 2004
	Special Planning Commission hearing for regular items and Safeway project
December 1, 2004	Special Planning Commission hearing for East Garrison
December 3, 2004	Date available for Special Planning Commission hearing for East Garrison, if necessary
December 8, 2004	Regular Planning Commission meeting

Agricultural review criteria would be presented in January, 2005.

**F. ADJOURNMENT**

The meeting was adjourned at 11:30 a.m.

ATTEST

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Jeff Main, Secretary

JM/lmr