

FINAL

MONTEREY COUNTY PLANNING COMMISSION

March 30, 2005

MINUTES

The Planning Commission convened at 9:00 a.m. in 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 (Vice Chair), Juan Sanchez, Martha Diehl (Chair), Don Rochester, John Wilmot
Absent: Keith Vandever, Aurielo Salazar, Jr.

B. COMMENT PERIOD

PUBLIC – None

COMMISSION – Commissioner Parsons commented on the Lupin and poppies blooming along Highway 68 corridor and thanked the Violini family for the view. Commissioner Errea commented Lupin is toxic to animals. Chair Diehl, inquired about the poles on the property of September Ranch and what they represent.

C. APPROVAL OF MINUTES

There was discussion on the draft minutes of December 2, 2004.

After discussion Commissioner Rochester moved to approve the minutes of December 2, 2004, seconded by Commissioner Hawkins, and passed by the following vote:

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

Commissioner Parsons moved to approve the minutes of January 26, 2005, seconded by Commissioner Errea, and passed by the following vote:

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

D. SCHEDULED ITEMS

1. ABANDONMENT OF ESCOLLE ROAD (PD050207)

Enrique Saavedra, Department of Public Works, requested continuance to April 27, 2005.

Commissioner Vandeverre arrived at 9:08 a.m.

Commissioner Hawkins moved to continue this item to April 27, 2005, seconded by Commissioner Errea and passed by the following vote:

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

2. NEW CITIES LAND COMPANY INC ET (PLN040242)

Dale Ellis, Planning and Building Inspection Department, stated a continuance was requested to May 25, 2005.

Wendy Strimling, County Counsel, advised the Commission.

There was discussion by the Commission on getting units occupied by people, low income housing, continuance, convey to property owner to furnish housing for employees that work, home ownership for those who are working at low rate of pay, and possible apartment building.

Mr. Ellis responded to the Commission.

There was no public comment on the continuance.

Commissioner Parson preferred tabling the item over continuance, which was direction of Planning Commission at last meeting.

After discussion on the continuance, Commissioner Vandeverre moved to continue this project to April 13, 2005 to hear full merits on the project and take action at that time, seconded by Commissioner Hawkins and passed by the following vote:

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

3. HATFIELD DEAN C JR & KAROLYN I (PLN030221)

Jacqueline Onciano stated the applicant requested a continuance to April 13, 2005.

Wendy Strimling, County Counsel, advised the Commission.

There was no public comment on the continuance.

Commissioner Sanchez moved to continue the project to April 13, 2005, seconded by Commissioner Rochester and passed by the following vote:

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

Since Agenda Item #4 is scheduled for 10:00 a.m. Other Matters were taken up at this time.

E. OTHER MATTERS

Advisory Committee Appointments

It was moved by Commissioner Vandever to reappoint Ted Hunter to the Del Monte Forest Land Use Advisory Committee, seconded by Commissioner Sanchez and passed by the following vote:

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

It was moved by Commissioner Vandever to reappoint Lloyd Townley to the Del Monte Forest Land Use Advisory Committee, seconded by Commissioner Sanchez and passed by the following vote:

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

It was moved by Commissioner Vandever to accept resignation of Thomas Oliver from the Carmel Valley Land Use Advisory Committee, seconded by Commissioner Sanchez and passed by the following vote:

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

Chair Diehl thanked Mr. Oliver for his fine job while serving on the Carmel Valley Land Use Advisory Committee.

It was moved by Commissioner Vandever to appoint Taira Kirk to the Cachagua Land Use Advisory Committee, seconded by Commissioner Errea and passed by the following vote:

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

It was moved by Commissioner Vandevere to appoint Judith MacClelland to the Carmel Valley Land Use Advisory Committee, seconded by Commissioner Rochester and passed by the following vote:

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

Department Report

Dale Ellis, Secretary to the Commission, updated the Planning Commission on the department move (June 14, 2005), informed the Planning Commission of the General Plan Update Workshop set for 9:30 a.m. on March 31, 2005, and April 1, 2005, and memo from Ann Towner on the analysis of SB1334 Woodland Conservation and as research continues it will be brought forward to the Commission.

Recess from 9:28 a.m. to 10:00 a.m.

4. VEVANG KEVIN AND LEILANI (PLN040258)

Anna Ginette presented the project and recommended approval.

Commissioner Sanchez arrived back from break at 10:03a.m.

There was discussion by the Commission regarding the recommendation of “Denial” on the agenda.

Ms. Ginette explained that at the time of the publication of the agenda revised plans had not been received.

Leilani and Kevin Vevang, applicants, agreed to most of the conditions. A hand out gave the overview of the project and conditions and were concerned with all the items to be included on the title, lighting, fire department, arborist and soils reports, and screening of trees.

Public Comment

Jan Mitchell spoke in support of the project and stated the North County Non-Coastal Land Use Advisory Committee recommended approval of the project.

Ms. Ginette responded to issues of deed restriction, screening, and lighting.

There was discussion by the Commission on the deed restriction, visual impact or screening and lighting, and impacts of ridgeline development.

Commissioner Padilla moved to approve staff recommendation with removal of Condition #10, seconded by Commissioner Rochester.

There was further discussion on various ridgeline development and proposing a one story instead of a two story and hilltop constraints.

Commissioner Rochester called for the question.

The motion was passed by the following vote: (Resolution #05017).

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

5. CATEY DOUGLAS F & ELAYNE (PLN040558)

Liz Gonzales presented the project that was continued for a Resolution of Intent. She changed CEQA Finding #2 and added evidence to Finding #4(e).

Commissioner Salazar arrived at 10:50 a.m.

Wendy Strimling advised the Commission on Condition #8.

There was discussion by the Commission on changing Finding #2, regarding the Negative Declaration, Finding #4, additional evidence (e), Oak Woodland Conservation, and Condition #8 to require forester to make determination of transplanting of trees.

Douglas Catey agreed to the conditions.

Public Comment

Momi Chin and Gaynor Chin were concerned with the tree removal and the scale of the project.

Mr. Catey responded..

Public comment closed.

There was discussion by the Commission on the letter received from John Bridges, Fenton and Keller, on the floor ratio merit and Ann Towner's research on the SB1334, Oak Woodland Conservation.

Commissioner Vandever moved to approve staff recommendation as amended, seconded by Commissioner Wilmot and passed by the following vote: (Resolution #05018).

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

Recessed at 11:00 a.m. and reconvened at 11:20 a.m.

6. HIDDEN CANYON QUARRY (PLN010239)

Paul Mugan presented the project and gave overview of the concerns from previous meeting of February 9, 2005, to include: project description, retail sales, peak conditions, diesel generator, blasting, air quality, agricultural resources, and traffic/special construction projects.

There was discussion by the Commission on what Condition #24 will accomplish and the conflict of interest between applicant and Resource Design Technology.

Wendy Strimling, County Counsel, advised the Commission.

Al Mulholland, Water Resources Agency, made correction on responsible agency being Water Resources and not Environmental Health Division for Condition #31.

There was further discussion by the Commission regarding retail sales being appropriate under this zoning use and the generator being taken off the table and change to condition.

Public Comment

Dave Brown, Resource Design Technology, on behalf of the applicant, gave overview of project and reaffirmed changes made with issues raised at previous meeting.

Jean Getchell, Monterey Bay Unified Air Pollution Control District, spoke on the air quality, emission standards, and PM₁₀ and NO_x cumulative impacts.

Dick Stewart, Allisoin Stewart, Melanie Horwath, and Jan Mitchell spoke in opposition of the project. Their concerns were the conflict of interest issues, requesting an environmental impact report, overburden, waste, fines, truck traffic, water use, independent review for CEQA, Leeper settlement and mitigation monitoring process in Monterey County.

Mr. Brown spoke on rebuttal.

Public comment closed.

Mr. Mugan commented on the responses and concerns.

Recessed for lunch at 12:25 p.m. and reconvened at 1:45 p.m.

Commissioner Wilnot moved to adopt Mitigated Negative Declaration and Mitigation Monitoring Reporting Plan and approve the project with amendments, seconded by Commissioner Hawkins.

The Commission discussed retail sales and mining sales.

Commissioner Salazar arrived at 1:50 p.m.

Wendy Strimling, County Counsel, advised the Commission.

The Commission discussed amendments and changes to Conditions #8, 31, 57, 70, 76, 78, and 83.

Wendy Strimling, County Counsel, advised the Commission on retail sales and zoning.

After discussion the motion was passed by the following vote: (Resolution #05019).

AYES: Errea, Hawkins, Padilla, Parsons, Diehl, Rochester, Wilmot

NOES: Vandever

ABSENT: Sanchez

ABSTAIN: Salazar

F. ADJOURNMENT

The meeting was adjourned at 2:14 p.m.

ATTEST

Dale Ellis, Secretary

DE/lmr