

FINAL

MONTEREY COUNTY PLANNING COMMISSION April 13, 2005 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 (Vice Chair), Keith Vandevere, Juan Sanchez, Martha Diehl (Chair), Aurelio Salazar, Don Rochester

Absent: John Wilmot

B. COMMENT PERIOD

PUBLIC - None.

COMMISSION – Commissioner Sanchez discussed an article on the Governor's Plan to limit new housing. Commissioner Hawkins mentioned the recent articles in the local newspapers on redevelopments in Pajaro and requested a staff presentation on the entire redevelopment process in Monterey County including the legal definition of "blight." Secretary Ellis stated that there is a report pending and will soon appear on an agenda. Commissioner Parsons asked County Counsel about a letter received from Laser, Inc. regarding the fees for appealing an approved project. County Counsel, Wendy Strimling provided clarification on the procedures required for fee waiver. Secretary Ellis added further information on the appropriate guidelines. Commissioner Errea requested that the appointments and reappointments for LUAC be placed on the next meeting's agenda.

C. APPROVAL OF MINUTES

There was a discussion on the draft minutes of February 9, February 23 and March 9, 2005 minutes.

Commissioner Vandevere moved to approve the minutes of February 9, February 23 and March 9, 2005 minutes, seconded by Commissioner Sanchez, and passed by the following vote:

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

NOES: None

ABSENT: Wilmot

ABSTAIN: None

E. OTHER MATTERS

Department Report: Secretary Ellis affirmed that the report on Code Enforcement Ordinance has been continued and is expected to be presented in June. He also stated that the Board has approved the hiring of additional staff to deal with Code Enforcement issues and to allow some positions to remain in the Marina office to provide customer service, permits and very small projects. The next Board Workshop on the General Plan is on Tuesday, April 19, 2005. An all day session is scheduled for April 26, 2005.

D. SCHEDULED ITEMS

1. NEW CITIES LAND COMPANY INC ET (PLN040242)

Secretary Ellis reported that the applicant has withdrawn the project as they wish to return to the original plan to use this project as rental units. There will be a report to the Planning Commission at the time that rental agreements have been completed and occupancy has taken place.

Commissioner Parsons inquired about ensuring that the housing would be provided for low-income applicants. Secretary Ellis said that monitoring would be done by the Housing and Redevelopment Office and he would request that they provide reports to the Commission. Chair Diehl asked that the timeline also be addressed in the report. County Counsel stated that this would move the project under the original conditions as approved at that time and it may need to be re-agendized to address these issues.

2. TRUCK PARKING ORDINANCE (PLN040108)

Jacqueline Onciano described the project. Ms. Onciano stated that there should be two changes in the Ordinance regarding the names appearing as signators to reflect the new officers.

The Commissioners discussed how this ordinance would effect small businesses and residential areas.

County Counsel, Wendy Strimling stated that the references should be clarified by changing "this ordinance" to the specific sections sited in each instance. She also suggested that a definition should be for "temporary" to express more clearly when that condition applies.

The Commissioners continued the discussion on the proposed ordinance.

The hearing was opened for public comment. Jan Mitchell on behalf of the Prunedale Neighbors Group addressed the issue of determining ownership of properties used for truck parking. The public portion was closed.

The Commissioners discussed the changes and amendments needed. Enrique Saavedra from Public Works spoke on the lot size needed for various trucks turnarounds and storage. Commissioner Errea suggested an amendment.

Commissioner Hawkins moved to recommend the approval to the Board of Supervisors with the changes and amendments as stated herewith; the motion was seconded by Commissioner Rochester and adopted by the following vote:

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

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

Jacqueline Onciano described the project.

The Commissioners discussed the project.

The hearing was opened for public comment.

The applicant's agent, Derinda Messenger replied to questions and concerns from the commissioners. The applicant agrees to the conditions in the staff report.

Margaret Robbins, Laurie Petkus, Glenn Robinson, Annette Pellet, Jan Mitchell, and Paula Lotz spoke in opposition; Vic Carter and John Sanders spoke in favor of approval.

Commissioner Padilla moved, seconded by Commissioner Rochester and passed by the following vote to approve the project with the recommended conditions and modifications.

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

E. OTHER MATTERS: None.

F. ADJOURNMENT

The meeting was adjourned at 11:49 a.m.

ATTEST

Dale Ellis, Secretary
DE/zmz