

MONTEREY COUNTY PLANNING COMMISSION
June 29, 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, Laurence Hawkins, Sharon Parsons, Martha Diehl (Chair), Juan Sanchez, Aurelio Salazar, Don Rochester, John Wilmot
Absent: Cosme Padilla, Keith Vandevere

B. COMMENT PERIOD

Keith Vandevere arrived at 9:04 a.m.

Dale Ellis introduced new employees, Shandell Frank, Associate Planner and Paula Bradley, Associate Planner.

PUBLIC: None.

COMMISSION: Chair Diehl spoke about the how property taxes are distributed to the county and how they are expended..

C. APPROVAL OF MINUTES

Commissioner Parsons moved, seconded by Commissioner Hawkins, and passed by the following vote to approve the minutes of April 27, 2005 with minor corrections.

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

Commissioner Vandevere moved, seconded by Commissioner Rochester, and passed by the following vote to approve the minutes of May 11, 2005.

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

D. SCHEDULED ITEMS

1. ROBERTS GEORGE R TR (PLN040662)

Carl Holm presented the project. This project was continued from May 25, 2005 with a resolution of intent to deny.

Anthony Lombardo on behalf of the applicant requested that the commission not adopt the denial and approve the project as originally prepared and conditioned.

County Counsel, Wendy Strimling provided clarification of the motion and the various options before the commission.

The Commission discussed the options and the project.

Commissioner Rochester moved, seconded by Commissioner Errea, and passed by the following vote to table this project after Item D-2:

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

Staff distributed copies of the findings and conditions as recommended on May 25, 2005 with corrections. County Counsel clarified the CEQA findings.

The commission discussed approval of the project with the recommended findings and conditions, the Mitigated Negative Declaration and the CEQA findings.

Commissioner Wilmot moved, seconded by Commissioner Rochester, and passed by the following vote:

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

2. KENNY JOHN P TR ET AL (PLN050145)

Jeff Main presented the project. This project was continued from May 25, 2005 with a resolution of intent to deny.

John Kenny requested that the commission not adopt the denial and approve the extension.

PUBLIC: Glen Robinson, Carmel Valley Association, supported denial of the extension.
John Pfaff and Steve Dallas supported the extension and the project.

The commission discussed the project.

Commissioner Vandever moved, seconded by Commissioner Hawkins, and failed by the following vote to deny the extension of two years for the permit:

AYES: Hawkins, Vandever, Diehl
NOES: Errea, Sanchez, Salazar, Rochester, Wilmot
ABSENT: Padilla
ABSTAIN: Parsons

The commission discussed an extension of one year for the permit. Staff and County Counsel provided additional information and conditions to the extension of one year for the permit. Commissioner Rochester moved, seconded by Commissioner Errea, and passed by the following vote to approve an extension of one year for the permit with the changes as discussed:

AYES: Errea, Hawkins, Sanchez, Salazar, Rochester, Wilmot
NOES: Vandever, Diehl
ABSENT: Padilla
ABSTAIN: Parsons

3. COUNTY OF MONTEREY (SPRECKELS) PLN050287

Paul Mugan presented the project.

Michael Cling spoke on behalf of the owner.

PUBLIC COMMENT: Jim Riley (Spreckels Community Service District), Elizabeth Panetta (Landwatch), Hans Jongens, and Victoria Red opposed adopting the General Plan Update and rezoning.
Tim Riley (Association of Spreckels Residents) spoke in favor of the project but would like to see limits on the size of the houses.

The commission discussed the project and the current court case.

Commissioner Errea moved, seconded by Commissioner Rochester, and passed by the following vote to adopt a resolution to recommend that the Board of Supervisors adopt the proposed Negative Declaration and approve the proposed amendment to the General Plan and Greater Salinas Area.

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

4. WILLIAMS TIM ARTHUR ET AL PLN040720

Therese Schmidt presented the project with some additional conditions from Public Works.

Todd Bessire on behalf of the applicants agreed to the conditions with changes and additions. The applicant also submitted eight letter of support and a petition in favor of the project.

PUBLIC COMMENT: Candace Ingram, spoke in favor of the project
John Dunn, Pamela Forman, Marilyn Rose, Glenn Robinson (Carmel Valley Association), Lorraine Surprenaut, Patty Armstrong, Carol Collins, Owen Rabbourn, Michael Milligan, Dan Soule, J. F. Kenney, Gale Barish, David Barish, Victoria Rugg, and Margaret Robbins spoke in opposition of the project. W. J. Ramsey, Heather Burttschell, Lauren Phillips, Kay Pittiglio, Jackie Craghead, Andria Anderson, and Diane Anderson spoke in favor of the project.

The applicants read a letter into the record.

The commission discussed the project and recommended changes by staff.

Commissioner Wilmot moved, seconded by Commissioner Sanchez, and passed by the following vote to approve the project with changes and additions as recommended by the Planning Commission and staff:

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

E. OTHER MATTERS:

It was moved by Commissioner Parsons, seconded by Commissioner Errea, and passed by the following vote to reappoint Barbara DeRoza to the Chualar Canyon Neighborhood Design Review Committee:

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

It was moved by Commissioner Parsons, seconded by Commissioner Errea, and passed by the following vote to reappoint Ginny Brown to the Chualar Canyon Neighborhood Design Review Committee:

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

It was moved by Commissioner Rochester, seconded by Commissioner Hawkins, and passed by the following vote to reappoint Elaine Whisenand to the North County Non Coastal LUAC.

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

It was moved by Commissioner Vandever, seconded by Commissioner Errea, and passed by the following vote to accept the resignation of Carolee Cross from the Big Sur LUAC:

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

The commission would like to recognize Ms. Cross's contribution to citizen participation in the land use review process.

Department Report

Therese Schmidt has resigned to accept a position with the City of Saratoga. Planning and Building Inspection has moved into the new Government Center, 2nd Floor at 168 West Alisal in Salinas.

F. ADJOURNMENT

The meeting was adjourned at 3:08 p.m.

ATTEST

Dale Ellis, Secretary

DE/zmz