

MONTEREY COUNTY PLANNING COMMISSION
July 13, 2005
MINUTES

The Planning Commission met at 9:05 a.m. at the Board of Supervisors Chambers of the Courthouse at 240 Church Street, Salinas, California.

A. ROLL CALL

Present: Miguel Errea, Cosme Padilla (Vice Chair), Keith Vandevere, Martha Diehl (Chair),
Juan Sanchez, Aurelio Salazar, John Wilmot

ABSENT: Laurence Hawkins, Sharon Parsons, Don Rochester,

B. COMMENT PERIOD

PUBLIC: None.

COMMISSION: None.

C. APPROVAL OF MINUTES: None.

D. SCHEDULED ITEMS

1. TANNAHILL DONALD WAYNE & TRENA (PLN040738)

Therese Schmidt presented the Resolution of Intent to Deny.

Commissioner Parsons arrived at 9:17 a.m.

The applicant was not present.

PUBLIC COMMENT: Jan Mitchell spoke in favor of the denial.

The commission discussed the Resolution of Denial.

Commissioner Vandevere moved, seconded by Commissioner Padilla, and passed by the following vote to deny the project:

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

NOES: None

ABSENT: Hawkins, Rochester

ABSTAIN: None

Commissioner Rochester arrived at 9:21 a.m.

2. PETER PAN INVESTORS II (PLN990376)

Jeff Main presented the Resolution of Intent to Deny.

Wendy Strimling, County Counsel provided clarifications of the alternatives.

Sherry Damon, Lombardo & Gilles, on behalf of the applicant requested that the project be tabled to allow consideration of a redesign of the project.

Commissioner Hawkins arrived at 9:34 a.m.

PUBLIC COMMENT: Suzette Sails, Cliff Bagwell, Terry McHenry, and Debbie Long spoke in favor of denial.

The commission discussed the Resolution of Denial and the alternatives.

Commissioner Errea moved, seconded by Commissioner Wilmot, and passed by the following vote to table the project:

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

Commissioner Parsons stated that she expected to see a substantial reduction in the project scale. Commissioner Diehl expressed continuing concern over the potential geologic hazards.

3. ESALEN INSTITUTE (Crocker-Citizens Natl Bank Tr PLN050063)

Liz Gonzales presented the Resolution for Denial of the Fee Waiver.

Julie Baker, Assistant Director of Esalen Institute requested that the fee waiver be approved.

There was no other public comment.

The commission discussed the resolution.

Commissioner Vandevere moved, seconded by Commissioner Errea, and passed by the following vote to grant the fee waiver:

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

4. MADDOX DAVID B & PATRICIA A (PLN040761)

Bob Schubert presented the project.

Maureen Wruck, agent for the applicants, agreed with the findings and conditions as recommended by staff.

There was no other public comment.

The commission discussed the project.

Commissioner Hawkins moved, seconded by Commissioner Errea, and passed by the following vote to approve the project subject to the recommended findings and conditions:

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

- 5. PICK-N-PULL SAN JOSE AUTO (PLN030498)**
- 6. CUTLER GERALD & DEBORAH (PLN030501)**
- 7. DOLAN DEVELOPMENT PARTNERS LTD (PLN030504)**
- 8. S & S LAND DEVELOPMENT CO (PLN030510)**

Jeff Main presented the projects.

Anthony Lombardo on behalf of the Pick-N-Pull San Jose Auto and Gerald & Deborah Cutler, Kevin Miller on behalf of the Dolan Development Partners Ltd., and Jeff Pizolo on behalf of the S & S Land Development Company agreed to the findings and conditions as recommended by staff.

PUBLIC COMMENT: Sandra Ocampo, tenant at the industrial park, expressed concerns about all four projects (#5-#8) and their impact on the tenants.

The commission discussed the projects.

Commissioner Rochester moved, seconded by Commissioner Sanchez, and passed by the following vote to continue the item to September 14, 2005:

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

Alana Knaster was present as Secretary for the afternoon session.

9. EAST GARRISON (PLN030204)

Mike Novo presented the project.

Anthony Lombardo on behalf of the applicant agreed to the findings and conditions as recommended by staff. Barry Long, Urban Design Associates presented a recap of the plan.

PUBLIC COMMENT: Rob Corley (Monterey Peninsula Unified School District), Tom Carvey, Martha Manson, Richard Mayer, Lewis Leader, Fred Pierce (Akicita Luta Intertribal Society), Mike Brassfield (Sheriff's Office), Steve Grace (Granite Construction), Chief Steve Negro (Salinas Rural Fire District), Scott Anderson (Salinas Firefighters Association), and David Cooke spoke in favor of approval of the project. Richard Breien (The Bluffs Home Owners Association) expressed concerns regarding traffic issues. Hans Jongens expressed concerns regarding traffic and water issues.

The commission discussed the project.

Commissioner Rochester moved, seconded by Commissioner Wilmot, and passed by the following vote to recommend the project, findings, resolutions, ordinances, and conditions to the Board of Supervisors:

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

E OTHER MATTERS:

It was moved by Commissioner Padilla, seconded by Commissioner Errea, and passed by the following vote to accept the resignation from J. Jesse Duran to the North County Non Coastal LUAC and his appointment to the North County Coastal LUAC:

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

Department Report:

Dale Ellis reported that Therese Schmidt has resigned but is in attendance today. Ms. Schmidt also was the primary staff person to work on the Historic Review Board projects. The department wished her well in her new position at the City of Saratoga.

Various departments of the county will be presenting a training series for the Board of Supervisors and the Planning Commissioners. Announcements will be made as these sessions are formalized.

The Board of Supervisors will be meeting in the new chambers on August 16, 2005. The Planning Commission will move into the new chambers on August 31, 2005.

The Board of Supervisors has adopted an interim ordinance prohibiting new applications for billboards for forty-five days.

An item to rescind the Rancho San Juan approvals is on the Board of Supervisors agenda for August 16, 2005

Wendy Strimling, County Counsel gave updates on several items pending in the courts.

F. ADJOURNMENT

The meeting was adjourned at 3:29 p.m.

ATTEST

Dale Ellis, Secretary