

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
SEPTEMBER 28, 2005
MINUTES**

The Planning Commission met at 9:05 a.m. in the Board of Supervisors Chambers of the Courthouse, 168 West Alisal Street, Salinas, California.

A. ROLL CALL

Present: Miguel Errea, Sharon Parsons, Laurence Hawkins, Cosme Padilla (Vice Chair), Keith Vandevere, Martha Diehl (Chair), Aurelio Salazar, Don Rochester, Juan Sanchez, John Wilmot
Absent: None

B. COMMENT PERIOD

PUBLIC: NONE

COMMISSION: NONE

C. APPROVAL OF MINUTES: None

DEPARTMENT REPORT – Nothing to report.

D. SCHEDULED ITEMS

1. AFFORDABILITY TERM ISSUE (PD050757)

Jim Cook presented the Affordability Term issue for the Inclusionary Housing Program.

PUBLIC COMMENT: Miguel Reynosa, Blevins Advocacy group Against Equity Sharing
Alfred-Diaz-Infante, CHISPA; Don Chapin, construction developer

After discussion, it was moved by Commissioner Errea, seconded by Commissioner Vandevere and passed by the following vote to continue to September 28, 2005.

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

2. SALA DENA M (PLN040458)

Lynne Mounday, Project Planner, presented the appeal of an Administrative Decision by the Planning director contained in a letter dated January 2, 2003 determining that “the operation of a commercial fruit stand at 63 Monterey-Salinas Highway is not listed as an allowed use under Chapter 21.30 of Title 21 (regulations for Farmland “F” Zoning Districts) and there is no permit which can be obtained for this use.” To the Planning Commission of Monterey County pursuant to Title 21 Section 21.82.030, appeal authority for Administrative Decisions. This item was continued from August 11, 2004.

After discussion, it was moved by Commissioner _____, seconded by Commissioner _____, and passed by the following vote to continue this item to January 25, 2006.

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

3. LEAVENS RANCHES (PLN040730)

Lynne Mounday who presented the Use Permit to expand an existing 56 acre avocado orchard by approximately 15 additional acres that includes a 5 acre portion on 15-25% slopes. The expansion includes conversion of uncultivated land to cultivated agricultural use by the use of 2 terraces across the slope of the proposed project, with design consultation by the Natural Resources Conservation Service. (An accessory 30 foot by 35 foot shop building will be constructed on-site to accommodate the agricultural operation). The project is located at 13016 Escolle Road, Gonzales, west of the intersection of Escolle and River Roads, Central Salinas Valley Area.

Applicant Jerry Paul answered questions.

It was moved by Commissioner Errea, seconded by Commissioner Rochester and passed by the following vote to approve the Use Permit.

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

4. MORISOLI PARTNERSHIP ET AL (PLN020016)

Luis Osorio, Project Planner, presented the Combined Development Permit (Morisoli-Amaral-formerly Tavernetti, PLN020016) consisting of a : 1) General Plan amendment to the Central Salinas Valley Area Plan to amend properties from Rural Grazing (10-160 acre minimum lot size) and Permanent Grazing (40 acre minimum lot size) to Low Density Residential (5-1 acres per unit minimum lot size) and Medium Density Residential (1-5 units per acre minimum lot size); 2) Rezoning from RG/40 (Rural Grazing, 40 acre minimum lot size), RG/20 (Rural Grazing 20 acre minimum lot size), PG/40 (Permanent Grazing, 40 acre minimum lot size), LDR/B-6 (Low Density Residential no further subdivision), LDR/1-UR (Low Density Residential 1 acre minimum lot size Urban Reserve), and LDR/5-UR (Low Density Residential 5 acre minimum lot size Urban Reserve), to LDR (Low Density Residential), MDR (Medium Density Residential), and O (Open Space); 3) Vesting Tentative Map subdividing 402 acres into 319 residential lots for an overall density of 79 units per acre with 48 inclusionary units, designated open space, scenic easements on slopes greater than 30% with ridgelines and knolls clearly within the Highway 101 View Shed; 4) Use Permit to allow development on slopes in excess of 30%; 5) Use Permit to allow removal of oaks in excess of six inches in diameter; and 6) Use Permit to allow expansion of a sewage treatment facility; and 7) grading (approximately 700,000 cubic yards of cut and 630,000 cubic yards of fill). The property is located westerly of the intersection of Pine Canyon and Jolon Roads, King City, access provided from Pine Canyon Road via Pettit Roads and via Canada Roads, Central Salinas Valley Area.

After discussion, it was moved by Commissioner _____, seconded by Commissioner _____, and passed by the following vote to recommend to the Board of Supervisors adoption of the EIR and approval of the Combined Development Permit with corrections.

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

E. OTHER MATTERS

Set special meeting for October 19, 2005 – Rancho San Juan Revised Specific Plan -

After discussion a special meeting was scheduled for October 19, 2005 at 9:00 a.m. to hear the Rancho San Juan Revised Specific Plan.

ADJOURNMENT

The meeting was adjourned at 2:08 p.m.

ATTEST

Dale Ellis, Secretary

DE:kb/ca