

FINAL
MONTEREY COUNTY PLANNING COMMISSION
MAY 10, 2006
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, Jay Brown, Nancy Isakson, Aurelio Salazar, Keith Vandevere, Cosme Padilla (Chair), Juan Sanchez, Martha Diehl, Don Rochester (Vice Chair), John Wilmot
Absent: None

B. COMMENT PERIOD

PUBLIC: NONE

COMMISSION:

Commissioner Vandevere: Flagging and staking criteria – add to a future agenda
Commissioner Brown: New York Times report listed Salinas as the least affordable place to live.
Commissioner Diehl: Covered parking issue – add to a future agenda
Commissioner Isakson: Topic of how to proceed with General Plan – add to a future agenda

DEPARTMENT REPORT: Dale Ellis, Secretary to the Commission, updated the Commission on the possibility of having ID badges for the Commissioners and on the development of an oath of office. John Hodges is leaving the county to work for another Environmental Health agency. Patrick Treffry will be his replacement. RMA: Dale Ellis is the new interim Director of Building Services; Mike Novo is the new Interim Director of Planning. This will be Mr. Ellis' last hearing.

C. APPROVAL OF MINUTES: None

D. SCHEDULED ITEMS

1. RIANDA BRIAN TR ET AL (PLN050429)

USE PERMIT FOR DEVELOPMENT ON A SLOPE IN EXCESS OF 30% FOR THE CONSTRUCTION OF A DRIVEWAY AND RETAINING WALL TO ACCESS AN EXISTING CAL AM WATER TANK AND PUMP STATION, INCLUDING 3,117 CUBIC YARDS OF CUT, ON A 8.11 ACRE LOT. THE PROJECT IS LOCATED AT 24330 ON PASEO PRIVADO, SALINAS (ASSESSOR'S PARCEL NUMBER 161-441-004-000), OFF PASEO HERMOSO, TORO AREA.

Paula Bradley, Project Planner, presented this item.

Aman Gonzalez, Cal Am Water, agreed to the conditions.

Public Comment: Leo Underwood, Cheryl Rivers, Briand Rianda

It was moved by Commissioner Diehl, seconded by Commissioner Rochester and passed by the following vote to trail this item until after 11:00 a.m.

AYES: Errea, Brown, Isakson, Padilla, Vandevere, Diehl, Sanchez, Salazar, Rochester, Wilmot
NOES: None
ABSENT: None

2. TRAPP TERENCE & (MOHSSIN) (PLN050563)

USE PERMIT FOR A NEW TWO-STORY COMMERCIAL 7,000 SQ. FT. AUTO SALES BUILDING AND 6,800 OUTDOOR DISPLAY AREA, AND ASSOCIATED SITE IMPROVEMENTS INCLUDING AN 8 FOOT HIGH RETAINING WALL ON THE REAR PROPERTY LINE, ON A 26,571 SQ. FT. LOT. THE PROJECT IS LOCATED AT 11600 MERRITT STREET, SOUTH OF WALKER STREET, CASTROVILLE (ASSESSOR'S PARCEL NUMBER 030-281-035-000), NORTH COUNTY AREA, NON-COASTAL ZONE.

Paul Bradley, Project Planner, presented the project.

Alex Reynoso, representative, agreed to the conditions.

Public Comment: Mike Scattini

It was moved by Commissioner Sanchez, seconded by Commissioner Diehl, and passed by the following vote to approve the Use Permit with changes as discussed.

AYES: Errea, Brown, Isakson, Padilla, Vandevere, Diehl, Sanchez, Salazar, Rochester, Wilmot
NOES: None
ABSENT: None

1. RIANDA BRIAN TR ET AL (PLN050429) Continued

Paula Bradley, Project Planner, added a CEQA finding.

After discussion it was moved by Commissioner Isakson, seconded by Commissioner Rochester and passed by the following vote to approve the Use Permit with corrections as discussed.

AYES: Errea, Brown, Isakson, Padilla, Vandevere, Diehl, Sanchez, Salazar, Rochester, Wilmot
NOES: None
ABSENT: None

3. PLASKETT EDWARD & ERMALENE (PLN020376)

USE PERMIT FOR DEVELOPMENT (GRADING) ON SLOPE IN EXCESS OF 30 PERCENT TO EXPAND AN EXISTING PARKING AREA FOR A FIRE TURNAROUND (APPROXIMATELY 2,150 CUBIC YARDS CUT AND FILL) ON A 5.75 ACRE LOT. THE PROJECT IS LOCATED AT 51450 PINE CANYON ROAD, KING CITY (ASSESSOR'S PARCEL NUMBER 221-171-053-000), APPROXIMATELY ONE MILE SOUTH OF THE INTERSECTION OF PINE CANYON ROAD AND JOLON ROAD, CENTRAL SALINAS AREA.

Paula Bradley, Project Planner, presented the project.

Public Comment: Ed Plaskett, applicant, agreed to the conditions.

Paula Bradley, Project Planner, suggested an amended CEQA finding.

It was moved by Commissioner Errea, seconded by Commissioner Salazar, and passed by the following vote to approve the Use Permit with the amended finding.

AYES: Errea, Brown, Isakson, Padilla, Vandevere, Diehl, Sanchez, Salazar, Rochester, Wilmot
NOES: None
ABSENT: None

4. ROCKY POINT RESTAURANT (PLN030313)

It was moved by Diehl, seconded by Commissioner Rochester and passed by the following vote to continue this project, at the request of the applicant, to May 31, 2006.

AYES: Errea, Brown, Isakson, Padilla, Vandevere, Diehl, Sanchez, Salazar, Rochester, Wilmot
NOES: None
ABSENT: None

E. OTHER MATTERS

It was moved by Commissioner Diehl, seconded by Commissioner Vandevere and passed by the following vote to add a discussion of the the LUAC guidelines and liaisons to the Planning Commissioner agenda for discussion for June 14, 2006.

AYES: Errea, Brown, Isakson, Padilla, Vandevere, Diehl, Sanchez, Salazar, Rochester, Wilmot
NOES: None
ABSENT: None

ADJOURNMENT: 12:20 p.m.

ATTEST

Dale Ellis, Secretary

DE:kb/ca