

**FINAL  
MONTEREY COUNTY PLANNING COMMISSION  
JULY 12, 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.

Commissioner Vandevere led the Commission in the pledge of allegiance.

**A. ROLL CALL**

Present: Miguel Errea, Jay Brown, Nancy Isakson, Cosme Padilla (Chair), Keith Vandevere, Martha Diehl, Juan Sanchez, Aurelio Salazar, Don Rochester (Vice Chair)  
Absent: John Wilmot

**B. COMMENT PERIOD**

PUBLIC: Hans Jungens voiced concerns about the General Plan

COMMISSION: None

**C. APPROVAL OF MINUTES: NONE**

**D. SCHEDULED ITEMS**

**1. McSHANE'S NURSERY (CHAPIN) (PLN060174)**

AMENDMENT TO A PREVIOUSLY APPROVED USE PERMIT (PLN050366) FOR AN EXISTING RETAIL NURSERY AND ACCESSORY ORNAMENTAL LANDSCAPE MATERIAL BUSINESS. THE PROPERTIES ARE LOCATED AT 115 MONTEREY-SALINAS HIGHWAY, SALINAS (ASSESSOR'S PARCEL NUMBERS 207-131-004-000 AND 207-131-005-000), GREATER SALINAS AREA.

Jacqueline Onciano, Project Planner, presented this item.

Public Comment: Don Chapin, applicant; John Bridges, representative; Steve McShane, owner; John Tagmani, Gans StJohn, Gary Tanimura

It was moved by Commissioner Brown, seconded by Commissioner Errea to approve the amendment including deletion of Condition #6. After discussion, the motion was withdrawn.

After further discussion, it was moved by Commissioner Brown, seconded by Commissioner Errea and passed by the following vote to delete the reference "ornamental" regarding the windmill structure throughout the staff report, allow the windmill to be 45 feet tall and require that it be a functional windmill. Language was added to Finding 1 (Consistency), Item 2, clarifying the space established at the time the legal nonconforming use was established. Additionally, modifications were made to conditions 1, 4, and 6 regarding the height and functionality of the windmill, and approve the amendment.

AYES: Errea, Brown, Isakson, Salazar, Vandevere, Padilla, Sanchez, Diehl  
NOES: Rochester  
ABSENT: Wilmot

**2. JIMENEZ JIMMY M. & DIANA M. (PLN060085)**

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A USE PERMIT TO ALLOW CONSTRUCTION OF A 1,040 SQ. FT. SECOND DWELLING UNIT IN THE HDR/\* Z HIGH DENSITY RESIDENTIAL AND IMPROVEMENT ZONING DISTRICTS (EXCEEDING 10 DWELLING UNITS/ACRE GROSS PER SECTION 21.10.050A.); AND 2) AN ADMINISTRATIVE PERMIT TO ALLOW PORTIONS OF REQUIRED PARKING IN THE FRONT SETBACK (PER SECTION 21.58.050E.). THE PROPERTY IS LOCATED AT 11200 SANCHEZ STREET, CASTROVILLE (ASSESSOR'S PARCEL NUMBER 030-075-010-000), NORTH COUNTY NON-COASTAL AREA.

Staff asked for a continuance to July 26, 2006 due to inadequate posting of the notice.

It was moved by Commissioner Isakson, seconded by Commissioner Salazar and passed by the following vote to continue this item to July 26, 2006.

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

**3. GRANITE CONSTRUCTION (PLN060389)**

CONTINUED FROM 6/28/06. AMENDMENT TO A PREVIOUSLY APPROVED USE PERMIT (PC95004) TO COMPLY WITH CONDITION NO. 112 OF A COMBINED DEVELOPMENT PERMIT (PLN010290 AND PLN010291). PC95004 INCLUDED A USE PERMIT TO ALLOW THE ESTABLISHMENT AND OPERATION OF AN ASPHALT CONCRETE (A/C) BATCH PLANT IN THE EXISTING ARROYO SECO QUARRY. PC95004 INCLUDED AN APRIL 12, 2006 TERMINATION DATE FOR THE A/C PLANT. APPROVAL OF THIS USE PERMIT WILL ALLOW A TERMINATION DATE OF 4/30/06. THE PROJECT IS LOCATED WEST OF GREENFIELD, ON A PORTION OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 6 EAST, ARROYO SECO AREA, FRONTING ON AND SOUTHERLY OF ARROYO SECO ROAD, 45135 ARROYO SECO ROAD, GREENFIELD (ASSESSOR'S PARCEL NUMBER 419-101-066-000), CENTRAL SALINAS VALLEY AREA.

Paula Bradley, Project Planner, presented this item.

The applicant was present.

After discussion, it was moved by Commissioner Rochester, seconded by Commissioner Errea and passed by the following vote to approve the amendment.

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

**F. DEPARTMENT REPORT**

Mike Novo reported on the Planning staff - Lynne Mounday has retired and Paul Mugan has taken a position in Yuba County.

**E. OTHER MATTERS** - None

ADJOURNMENT: 11:23 a.m.

ATTEST

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Mike Novo, Secretary

DE:kb/ca