

FINAL  
MONTEREY COUNTY PLANNING COMMISSION  
SEPTEMBER 26, 2007  
MINUTES

The Planning Commission met at 9:00 a.m. in the Board of Supervisors Chambers of the Courthouse, 168 West Alisal Street, Salinas, California.

**A. ROLL CALL**

Present: Miguel Errea, Cosme Padilla, Matthew Ottone, Don Rochester (Chairman), Juan Sanchez, Keith Vandevere

Absent: Jay Brown, Aurelio Salazar (Vice Chairman), Nancy Isakson, Martha Diehl

Commissioners Isakson and Diehl arrived at 9:07 a.m., during Item D1.

**B. COMMENT PERIOD:**

**PUBLIC – NONE**

**COMMISSION – NONE**

**C. APPROVAL OF MINUTES** – Continued to next hearing as no minutes were in the packet.

**D. SCHEDULED ITEMS**

**1. IN-LIEU FEE SCHEDULE FOR THE COUNTY'S INCLUSIONARY HOUSING PROGRAM**

Marti Noel, Housing and Redevelopment, presented this workshop for the Commission with their recommendations to the Board of Supervisors.

Public Comment: Margaret Robbins, Chris Fitz

Jim Cook, Housing and Redevelopment, recommended that the Planning Commission forward the recommendations of the Housing Advisory Committee.

Commissioner Isakson wanted a deferral of the fees for agricultural land. Commissioner Vandevere had concerns with the fairness of such an exemption, but was willing to move the whole item forward to the Board.

It was moved by Commissioner Isakson, seconded by Commissioner Errea and passed by the following vote to recommend In-Lieu Fee Schedule revisions for the County's Inclusionary Housing Program to the Board of Supervisors, including adopting the fee schedule, deferral of fees for land being used for agricultural purposes, and an annual review.

AYES: Errea, Isakson, Padilla, Ottone, Rochester, Diehl, Sanchez

NOES: Vandevere

ABSENT: Brown, Salazar

*BREAK – 10:14 a.m. RECONVENE – 10:21 a.m.*

**2. PIZANO FIDEL A & MARGARITA A P (PLN030075)**

CONTINUED FROM 8/29/07. STANDARD SUBDIVISION TENTATIVE MAP FOR THE DIVISION OF TWO ADJACENT PARCELS OF 62 ACRES & 89 ACRES, RESPECTIVELY, INTO 10 LOTS RANGING IN SIZE FROM 5.4 ACRES TO 40.3 ACRES. THE PROPERTY IS LOCATED SOUTH OF JOLON ROAD (ASSESSOR'S PARCEL NUMBERS 423-341-010-000 & 423-341-026-000), APPROXIMATELY .45 MILES WEST OF NEW PLEYTO ROAD, SOUTH COUNTY AREA.

The project was presented by Project Planner David Lutes. Staff recommended a continuance to October 31<sup>st</sup> to work on resolving water supply issues for the project.

It was moved by Commissioner Isakson, seconded by Commissioner Errea and passed by the following vote to table this item.

AYES: Errea, Isakson, Padilla, Ottone, Rochester, Diehl, Sanchez, Vandever  
NOES: None  
ABSENT: Brown, Salazar

### **3. MONTEREY REGIONAL WATER POLLUTION (PLN060331)**

CONTINUED FROM 8/8/07. AMENDMENT TO THE EXISTING 1992 USE PERMIT (PC94104) TO INCREASE THE OPERATIONAL CAPACITY OF THE REGIONAL TREATMENT PLANT TO FULL PHYSICAL PLANT CAPACITY. THE EXISTING USE PERMIT ALLOWS AN OPERATIONAL CAPACITY OF 27 MILLION GALLONS PER DAY (MGD). FULL CAPACITY IS 29.6 MGD. NO PHYSICAL CHANGES ARE PROPOSED AT THE TREATMENT PLANT WITH THE PROJECT. THE PROPERTY IS ZONED "PQP-D-S". THE PROPERTY IS LOCATED AT 14811 DEL MONTE AVENUE, MARINA (ASSESSOR'S PARCEL NUMBER 175-011-041-000), GREATER MONTEREY PENINSULA AREA.

Project Planner Rick Soto-Lopez gave the history on this project and distributed minor corrections.

Garrett Hurdle, MRWPCA, answered questions.

It was moved by Commissioner Diehl, seconded by Commissioner Sanchez and passed by the following vote to consider the Supplemental Environmental Impact Report and approve the Use Permit and CEQA findings, including errata presented to the Planning Commission, amending the existing 1992 Use Permit (PC-7748).

AYES: Errea, Isakson, Padilla, Ottone, Rochester, Diehl, Sanchez, Vandever  
NOES: None  
ABSENT: Brown, Salazar

### **4. RIDGELINE DEVELOPMENT (PD070078)**

CONTINUED FROM 9/12/2007. CONDUCT A WORKSHOP REGARDING PROCEDURES AND STANDARDS FOR THE EVALUATION OF DEVELOPMENT APPLICATIONS INVOLVING RIDGELINE DEVELOPMENT.

Secretary Mike Novo gave an overview of ridgeline development and Senior Planner, Luis Osorio, presented a workshop on the topic.

The Planning Commission discussed the County's policies, definitions and procedures regarding applications involving ridgeline development. The Planning Commission asked that a strict standard be applied, a staff

coordinator be established, reliance on mitigation to avoid ridgeline development be addressed, a method to inform purchasers of property be established, it be applied on all public streets, and the report and presentation be standardized.

**5. BILLBOARD ORDINANCE (PLN070228)**

THE PLANNING COMMISSION WILL HOLD A PUBLIC HEARING TO MAKE RECOMMENDATIONS TO THE BOARD OF SUPERVISORS CONCERNING ADOPTION OF ORDINANCES TO AMEND CHAPTER 20.60 OF TITLE 20 (COASTAL ZONING ORDINANCE) AND CHAPTER 21.60 OF TITLE 21 (NON-COASTAL ZONING ORDINANCE) OF THE MONTEREY COUNTY CODE TO MODIFY REGULATIONS GOVERNING SIGNS. REGULATIONS ESTABLISH SIZE AND HEIGHT LIMITS, LOCATION, NUMBER OF SIGNS, AND IDENTIFY EXEMPT AND PROHIBITED COMMERCIAL AND NON-COMMERCIAL SIGNS. MODIFICATIONS INCLUDE BUT ARE NOT LIMITED TO CLARIFYING SIZE LIMITS IN DESIGN CONTROL AND VISUAL SENSITIVITY ZONING DISTRICTS, PROHIBITING BILLBOARDS, AND ADDING DEFINITIONS.

Secretary Mike Novo requested a continuance to October 31<sup>st</sup> due to the requirement of the circulation of an Initial Study.

It was moved by Commissioner Vandevere, seconded by Commissioner Sanchez and passed by the following vote to continue this item to October 31, 2007.

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

**E. OTHER MATTERS - NONE**

**F. DEPARTMENT REPORT** – Secretary Novo briefed the Commission on Department news including recruitment for a new Director and Assistant Director.

**G. COMMISSION REFERRALS** – Commissioner Diehl inquired about covered parking and Commissioner Errea asked about the Williamson Act.

**ADJOURNMENT - 11:50 a.m.**

ATTEST

  
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MIKE NOVO, SECRETARY

MN:kb/ca