

FINAL
MONTEREY COUNTY PLANNING COMMISSION
APRIL 16, 2008 – SPECIAL MEETING
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.

I. ROLL CALL

Present: Jay Brown, Martha Diehl, Nancy Isakson, Aurelio Salazar, Jr. (Chairman), Cosme Padilla, Keith Vandevere (Vice Chair), Steve Pessagno, Don Rochester, Mathew Ottone
Absent: Juan Sanchez

II. PUBLIC COMMENT: Anne Marie Tresch discussed signs.

III. APPROVAL OF MINUTES – None.

IV. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS – None.

V. COMMISSIONER COMMENTS, REQUESTS & REFERRALS – None.

VI. ACTION ITEMS

1. THE COMMONS AT ROGGE ROAD (PLN080153)

AMENDMENT TO AN EXISTING PERMIT (PLN030065). CONSIDER A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING DEVELOPER'S REQUEST TO MODIFY CONDITION OF APPROVAL #61 AND THE RELATED RECORDED WORKFORCE HOUSING AGREEMENT FOR THE APPROVED COMBINED DEVELOPMENT PERMIT FOR THE COMMONS AT ROGGE ROAD HOUSING PROJECT.

Marti Noel and Jim Cook, Monterey County Redevelopment and Housing, presented the staff report and a memorandum dated April 14, 2008. Staff explained that the Inclusionary component would not be modified by the changes, but the Workforce Housing requirement would be modified.

Public comment: William Silva, the project developer, explained the housing circumstances affecting the affordability requirements of the project. John Bridges, Don Chapin, Anne Marie Tresch, Jan Mitchell (speaking for the Prunedale Preservation Alliance and the Prunedale Neighbors Group), Paula Lotz (speaking for Landwatch), John Dalessio (speaking for the Monterey County Housing Authority), Shelly Hill (speaking for Monterey County Housing, Inc.), Amanda Dike, Lloyd Lowery (attorney for Monterey County Workforce Housing). Will Silva and John Bridges provided rebuttal to the public comment.

It was moved by Commissioner Isakson, seconded by Commissioner Rochester and passed by the following vote to recommend that the Board of Supervisors rescind the Workforce Housing Agreement, delete Condition 61, direct staff to examine whether the Planning Commission recommendation results in need for additional review under the California Environmental Quality Act, add language to the Findings and Decision that the

project as revised is not a 100% affordable housing project, and reduce concessions and require repayment of waived fees, including the TAMC traffic fee, prorated per the elimination of the workforce housing component.

AYES: Brown, Diehl, Isakson, Salazar, Padilla, Pessagno, Rochester, Ottone
NOES: Vandevere
ABSENT: Sanchez

VII. Action/Information Items – None.

VIII. OTHER MATTERS – None.

IX. DEPARTMENT REPORT – None.

X. ADJOURNMENT – 10:15 a.m.

Date adopted: August 27, 2008

ATTEST



MIKE NOVO, SECRETARY

MN:kb/ca