

**FINAL  
MONTEREY COUNTY PLANNING COMMISSION  
JUNE 25, 2008  
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), Juan Sanchez, Cosme Padilla, Keith Vandevere (Vice Chair)  
Absent: Steve Pessagno, Don Rochester, Mathew Ottone

**II. PUBLIC COMMENT: NONE**

**III. APPROVAL OF MINUTES – May 14, 2008**

It was moved by Commissioner Isakson, seconded by Commissioner Vandevere and passed by the following vote to **approve** the minutes of May 14, 2008.

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

**IV. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS - NONE**

**V. COMMISSIONER COMMENTS, REQUESTS & REFERRALS** - Commissioner Sanchez thanked the firemen throughout the state for their part in fighting the fires. Commissioner Salazar requested having one meeting a month during the summer due to the light agendas. Commissioner Brown mentioned not to forget about the LUAC and other ordinances. Secretary Novo stated that there are 7 items on the July 9<sup>th</sup> agenda along with the LUAC guidelines and another ordinance, but he would review the tentative agenda for the last meeting in July and would also look into the rules and process for canceling regular meetings.

**VI. ACTION ITEMS**

**1. MEADOR J DOUGLAS/LU ANN TRS (PLN060378)**

COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) A USE PERMIT FOR DEVELOPMENT ON SLOPES IN EXCESS OF 30% TO ALLOW THE DEMOLITION OF AN EXISTING DRAINAGE FACILITY, THE CONSTRUCTION OF A REPLACEMENT DRAINAGE FACILITY REQUIRED TO MITIGATE STORMWATER RUNOFF WITHIN SUBWATERSHED NO. 7 AS DEFINED IN THE CANYON DEL REY WATERSHED MASTER DRAINAGE PLAN, AND GRADING (APPROX. 7,200 CU. YDS. CUT/7,200 CU. YDS. FILL); AND 2) AN ADMINISTRATIVE PERMIT TO ALLOW DEVELOPMENT WITHIN A SITE PLAN REVIEW DISTRICT OR "S" ZONING DISTRICT. THE PROPERTY IS LOCATED AT 24700 BIT ROAD, MONTEREY (ASSESSOR'S PARCEL NUMBER 416-193-013-000), GREATER MONTEREY PENINSULA AREA.

Secretary Novo requested a continuance to July 9, 2008, because of a noticing error.

Public comment: None.

It was moved by Commissioner Brown, seconded by Commissioner Isakson and passed by the following vote to continue this item to July 9, 2008.

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

**2. OSEGUERA JOSE F ET AL (PLN060112)**

CONTINUED FROM 06/11/08. COMBINED DEVELOPMENT PERMIT INCLUDING: (1) STANDARD SUBDIVISION OF A 4.8 ACRE PARCEL INTO 12 COMMERCIAL LOTS RANGING IN SIZE FROM 16,600-18.400 SQUARE FEET WITH A PRIVATE ACCESS DRIVEWAY SERVING THE LOTS FROM MADISON LANE; AND (2) A USE PERMIT AND GENERAL DEVELOPMENT PLAN TO ACCOMMODATE A MIXTURE OF COMMERCIAL DEVELOPMENT. THE COMMERCIAL DEVELOPMENT INCLUDES FOUR SEPARATE BUILDINGS (BUILDINGS 'A') TOTALING 23,880 SQUARE FEET FOR COMBINED OFFICE AND WAREHOUSE USES; TWO BUILDINGS (BUILDINGS 'B') COMPRISING FOUR SEPARATE INTERNAL SPACES TOTALING 12,600 SQUARE FEET FOR COMBINED RETAIL, WAREHOUSE AND OFFICE USES; AND FOUR SEPARATE BUILDINGS (BUILDINGS 'C') TOTALING 22,000 SQUARE FEET FOR COMBINED OFFICE AND WAREHOUSE USES. A TOTAL OF 201 PARKING SPACES AND 24 LOADING SPACES WILL SERVE EMPLOYEE, CUSTOMER AND STAGING AREAS FOR TRUCK LOADING. THE PROPERTY IS LOCATED AT 1132 - 1136 MADISON LANE, SALINAS (ASSESSOR'S PARCEL NUMBER 261-041-027-000), BORONDA COMMUNITY, GREATER SALINAS AREA.

Patrick Kelly, Project Planner, presented the project and recommended minor corrections to the conditions.

Commissioners discussed limitations of hours for lots 7 and 8 and traffic fees.

Patrick Treffrey, Environmental Health, suggested changes to Condition No. 47 and recommended deleting condition 48.

Public Comment: Brian Congelton, architect, asked for more flexibility on building design and longer hours on Lots 7 and 8. Craig Brinton made suggestions regarding the condition limiting the exterior finishes.

Counsel suggested changes to language in Condition No. 23. A sentence was added to the condition and changes were made to compliance/monitoring action column.

Changes were suggested to Conditions 5, 8, 23, and 47, and condition 48 was recommended to be deleted. Tom Moss, Water Resources Agency, clarified the language that should be in condition 23.

Secretary Novo recommended changes to wording in the other columns corresponding to the changes.

It was moved by Commissioner Brown, seconded by Commissioner Isakson and passed by the following vote to adopt the Mitigated Negative Declaration with Mitigation Monitoring Plan and approved the Combined Development Permit with changes to conditions as discussed, including changing the hours of operation to extend to 9 p.m. for Lots 7 and 8.

AYES: Brown, Diehl, Isakson, Salazar, Sanchez, Padilla, Vandevere  
NOES: None

ABSENT: Pessagno, Rochester, Ottone

**VII. Action/Information Items**

NONE

**VIII. OTHER MATTERS:**

**CARMEL UNINCORPORATED/CARMEL HIGHLANDS LUAC** - It was moved by Commissioner Diehl, seconded by Commissioner Vandevere and passed by the following vote to **appoint Michael Hirst.**

AYES: Brown, Diehl, Isakson, Salazar, Sanchez, Padilla, Vandevere

NOES: None

ABSENT: Pessagno, Rochester, Ottone

**DEL MONTE FOREST LUAC** - It was moved by Commissioner Diehl, seconded by Commissioner Vandevere and passed by the following vote to **appoint Lori Lietzke.**

AYES: Brown, Diehl, Isakson, Salazar, Sanchez, Padilla, Vandevere

NOES: None

ABSENT: Pessagno, Rochester, Ottone

**SOUTH COAST LUAC** - It was moved by Commissioner Diehl, seconded by Commissioner Sanchez and passed by the following vote to **reappoint Kathleen Woods Novoa.**

AYES: Brown, Diehl, Isakson, Salazar, Sanchez, Padilla, Vandevere

NOES: None

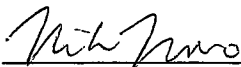
ABSENT: Pessagno, Rochester, Ottone

**IX. DEPARTMENT REPORT** - Items discussed: 1) Novo mentioned an upcoming ethics training. The last ethics training was held in October of 2006, and it needs to be done every two years. 2) Emergency Services for the fires is being staffed by county employees. 3) It may be possible to archive audios on our website. 4) The new Planning Department organization is bringing back advanced planning. It is still in the early stages. We will know about staffing in a few weeks.

**X. ADJOURNMENT** - 10:15 a.m.

Date adopted: August 27, 2008

ATTEST



MIKE NOVO, SECRETARY

MN:kb/ca