

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
FEBRUARY 25, 2009
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, Juan Sanchez, Cosme Padilla, Keith Vandevere (Chair), Mathew Ottone, Steve Pessagno
Absent: Aurelio Salazar, Jr., Don Rochester

II. PUBLIC COMMENT: Carolyn Post, North Monterey County Unified School District thanked Commissioner Padilla and Marti Noel (Redevelopment and Housing Office) related to their work on the Castroville Community Plan and provided a letter to the Commission.

III. APPROVAL OF MINUTES – JANUARY 14, 2009

It was moved by Commissioner Pessagno, seconded by Commissioner Isakson and passed by the following vote to approve the minutes for January 14, 2009.

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

IV. ACTION ITEMS – AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

V. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

VI. ACTION ITEMS

1. CHAPIN DONALD/BARBARA (PLN080039)

THE REZONING OF PORTIONS NORTHEAST OF THE DAVIS STREET RIGHT OF WAY FROM MDR/1-Z (MEDIUM DENSITY RESIDENTIAL) TO HDR/18 (HIGH DENSITY RESIDENTIAL, 18 UNITS PER ACRE); A COMBINED DEVELOPMENT PERMIT AND GENERAL DEVELOPMENT PLAN CONSISTING OF: 1) A VESTING TENTATIVE MAP TO ALLOW THE MERGER AND RE-SUBDIVISION OF EIGHT LEGAL LOTS OF RECORD RANGING IN SIZE FROM 0.115 TO 1.531 ACRES, RESPECTIVELY. CONSISTING OF: ONE PARCEL (PARCEL "B" - APPROXIMATELY 3.391 ACRES) FOR A 59 UNIT APARTMENT COMPLEX, AND SIX RESIDENTIAL PARCELS (PARCELS "C - H" - APPROXIMATELY 0.125 ACRE EACH), ONE PARCEL (PARCEL "A" - 0.161 ACRES) TO SEPARATE/SUBDIVIDE AN EXISTING SINGLE FAMILY DWELLING, WITH A WELL LOT (0.046 ACRE) AND A COASTAL DEVELOPMENT PERMIT FOR THE CREATION OF A 0.466 ACRE REMAINDER PARCEL TO BE PLACED IN SCENIC EASEMENT AND DEDICATED AS VISUAL OPEN SPACE AND ;2) A USE PERMIT TO ALLOW THE CONSTRUCTION OF A 59 UNIT APARTMENT COMPLEX CONSISTING OF 58 UNITS, A 935 SQUARE FOOT MANAGERS UNIT, AND A 1,415 SQUARE FOOT RESIDENTS CENTER ON PARCEL "B" AND GRADING (APPROXIMATELY 3,500 CUBIC YARDS OF CUT AND 10,800 CUBIC YARDS OF FILL). THE PROJECT IS LOCATED ON THE NORTHERN CORNER OF AXTELL STREET AND PRESTON STREET AND AREAS NORTH AND WEST OF DAVIS STREET, CASTROVILLE (ASSESSOR'S PARCEL NUMBERS 030-041-001-000, 030-

041-003-000, 030-041-004-000, 030-041-005-000, 030-041-008-000, 030-011-009-000 AND 030-011-011-000), CASTROVILLE COMMUNITY PLAN AREA.

This item was removed from the agenda, and no action was taken by the Planning Commission.

2. GENERAL PLAN 2007 (PLN070525)

HOLD PUBLIC HEARING ON GENERAL PLAN ELEMENTS AND CONTINUE DISCUSSION REGARDING SCHEDULE FOR FUTURE HEARINGS

The Commission discussed how the item would be presented. It was agreed that policies that were identified as mitigation measures in the Draft EIR would be discussed in the context of each element.

a. Assistant Planning Director Carl Holm presented the **Land Use Element**.

Public Comment: Mike Caplin, representing the Coast Property Owners Association.

Issues discussed included building intensity standards and drafting of text clarifying that policies would not apply in the coastal zone.

b. Assistant Planning Director Carl Holm presented the **Circulation Element** along with Deputy RMA Director Alana Knaster and Chad Alinio, Public Works Department.

Public Comment: Mike Caplin, representing the Coast Property Owners Association; Tim Sanders.

The Commission discussed policies C-1.8 and C-1.12.

c. Assistant Planning Director Carl Holm presented the **Open Space/Conservation Element** along with Deputy RMA Director Alana Knaster.

Issues discussed included policies regarding species and findings required by the California Environmental Quality Act.

Deputy County Counsel Strimling and Assistant County Counsel Les Girard advised the Commission.

Public Comment: Jan Mitchell, representing the Prunedale Neighbors Group and Prunedale Preservation Alliance; Pam Silkwood; Christopher Bunn, Tim Sanders; Amy White, representing Landwatch; Mike Caplin, representing the Coast Property Owners Association.

The Commission took a break at 10:40 a.m., returning at 10:57 a.m. Discussion on the General Plan Update continued.

The Commission discussed policies regarding stream setbacks, slopes, species to be protected, climate change, and Habitat Conservation Plans, and the language of a number of policies.

Assistant County Counsel Les Girard and Deputy RMA Director Alana Knaster addressed many of the questions and comments.

The Commission broke for lunch, returning at 1:33 p.m. Commissioner Pessagno was absent for the rest of the agenda. After returning, the Commission took up Agenda Items VII and VIII prior to returning to the General Plan discussion.

VII. OTHER MATTERS - NONE

VIII. DEPARTMENT REPORT (PART II): Secretary Novo reminded the Commission of the joint meeting with the Land Use Advisory Committees on March 11, 2009.

VI. ACTION ITEMS (continued)

2. GENERAL PLAN 2007 (PLN070525) (continued from morning session)

- d. Assistant Planning Director Carl Holm and Deputy RMA Director Alana Knaster presented the **Safety Element**.

Public Comment: None.

- e. Assistant Planning Director Carl Holm presented the **Public Services Element**.

Public Comment: Christopher Bunn.

The Commission discussed the language of a number of the policies.

- f. Assistant Planning Director Carl Holm and Deputy RMA Director Alana Knaster presented the **Agricultural Element**.

Public Comment: None.

The Commission discussed the policies.

- g. Rich Wolter, Jones and Stokes, the County's EIR consultant, presented the **Carmel Valley section**.

The Commission asked about the status of the Carmel Valley traffic EIR and relationship of the GP EIR to the Carmel Valley traffic EIR. Alana Knaster responded.

Public Comment: Tim Sanders.

The Commission discussed the relationship between the two EIRs, and individual commissioners suggested consultation with the Carmel Valley Land Use Advisory Committee and Road Committee.

- h. Assistant Planning Director Carl Holm presented the **Central Salinas Valley, Greater Salinas, North County, and Toro sections**.

Public Comment: Brian Finegan.

.Commission discussion ensued.

It was moved by Commissioner Diehl and seconded by Commissioner Isakson to continue this item to March 25 for a staff recommendation on the overall process, the next steps, and a Planning Commission hearing schedule. A friendly amendment to the motion was offered by Commissioner Isakson to continue the matter to March 11. The amendment was not accepted. The original motion was passed by the following vote:

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

X1. ADJOURNMENT: 2:55 p.m.

Date adopted: April 29, 2009

ATTEST:



MIKE NOVO, SECRETARY