

**DRAFT
MONTEREY COUNTY PLANNING COMMISSION
JANUARY 28, 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, Don Rochester, Aurelio Salazar, Jr. (Chair), Nancy Isakson, Juan Sanchez, Cosme Padilla, Keith Vandevere (Vice Chair), Mathew Ottone
Absent: Steve Pessagno

II. PUBLIC COMMENT: NONE

III. APPROVAL OF MINUTES – NONE

IV. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS – NONE

V. COMMISSIONER COMMENTS, REQUESTS & REFERRALS – NONE.

VI. ACTION ITEMS

1. VILLALOBOS RICHARD ET AL (PLN070482), CHRISTENSEN STEPHANIE LYNN (PLN060296), AND VILLALOBOS RICHARD A/ELSA R (PLN060101)

CONTINUED FROM 1/14/09.

VILLALOBOS RICHARD ET AL (PLN070482)

COMBINED DEVELOPMENT PERMIT (PLN070482/VILLALOBOS) CONSISTING OF: (1) A USE PERMIT TO CLEAR CODE ENFORCEMENT VIOLATION (CE070222) TO ALLOW DEVELOPMENT ON SLOPES EXCEEDING 30% FOR THE GRADING OF A 3,121 LINEAR FOOT RANCH ROAD TO INCLUDE APPROXIMATELY 11,410 CU. YDS. CUT AND 11,410 CU. YDS. FILL AND IMPROVEMENTS (THE INSTALLATION OF NINE 5,000 GALLON WATER TANKS) TO FACILITATE COMPLIANCE WITH FIRE DEPARTMENT REQUIREMENT FOR ROAD AND DRIVEWAY; AND (2) A TREE REMOVAL PERMIT TO ALLOW THE REMOVAL OF 3 PROTECTED COAST LIVE OAKS (18 INCHES, 19 INCHES AND 28 INCHES IN DIAMETER). THE PROPERTY IS LOCATED ALONG A PRIVATE ROAD (CORRAL DE CIELO) OFF 387 & 383 SAN BENANCIO ROAD, SALINAS (ASSESSOR'S PARCEL NUMBERS 416-641-012-000 AND 416-641-013-000), TORO PLANNING AREA.

CHRISTENSEN STEPHANIE LYNN (PLN060296)

ADMINISTRATIVE PERMIT FOR DEVELOPMENT WITHIN A VISUAL SENSITIVITY DISTRICT OR "VS" DISTRICT TO ALLOW THE CONSTRUCTION OF A ONE-STORY 1,170 SQUARE FOOT SINGLE FAMILY DWELLING WITH AN ATTACHED 774 SQUARE FOOT COVERED PORCH, AND DETACHED 576 SQUARE FOOT TWO-CAR GARAGE WITH AN ATTACHED 240 SQUARE FOOT CARPORT, A DETACHED 600 SQUARE FOOT ONE-STORY GUESTHOUSE, 2,160 SQUARE FEET OF BARN AND STABLES, AND A SEPTIC DISPOSAL SYSTEM. THE PROPERTY IS LOCATED AT 383 SAN BENANCIO ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 416-641-012-000), TORO PLANNING AREA.

VILLALOBOS RICHARD A/ELSA R (PLN060101)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) AN ADMINISTRATIVE PERMIT FOR DEVELOPMENT IN A VISUAL SENSITIVITY OR "VS" DISTRICT TO ALLOW THE CONSTRUCTION

OF A 5,158 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED 864 SQUARE FOOT ONE-STORY THREE-CAR GARAGE, A DETACHED 576 SQUARE FOOT GUESTHOUSE, AND INSTALLATION OF A SEPTIC DISPOSAL SYSTEM; AND THE CONSTRUCTION OF A SECOND TWO-STORY 4,998 SQUARE FOOT SINGLE FAMILY DWELLING WITH ATTACHED ONE-STORY 828 SQUARE FOOT THREE-CAR GARAGE, INSTALLATION OF A SEPTIC DISPOSAL SYSTEM, AND GRADING (APPROX. 14,647 CU. YDS. CUT/14,647 CU. YDS. FILL); AND (2) AN ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A SEOND DWELLING UNIT WITHIN A RESOURCE CONSERVATION ZONING DESIGNATION. THE PROPERTY IS LOCATED AT 387 SAN BENANCIO ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 416-641-013-000), TORO PLANNING AREA.

Project Planner Elisa Manuguerra presented the three permit applications. The Commissioners asked questions related to the LUAC concerns, water availability, and fire requirements. Nikki Silva, Environmental Health, responded to water source questions.

Anthony Lombardo, representative, commented on some of the conditions and some corrections needed.

Stephanie Christensen, one of the applicants, agreed with the conditions as corrected.

Public Comment: Mike Weaver,

Anthony Lombardo presented a rebuttal regarding the water system and road location.

The Commission then asked about the timing of when violations are cleared. Deputy County Counsel Strimling and Planning Manager Osorio answered the questions.

The Commission trailed the item until after Item VI.2 to address changes to the proposed conditions of approval.

2. HILL JAMES J III (PLN070632)

COASTAL DEVELOPMENT PERMIT TO ALLOW A 175 SQUARE FOOT ADDITION WITH A 120 SQUARE FOOT COVERED PORCH TO AN EXISTING 305 SQUARE FOOT STORAGE SHED WITHIN THE CRITICAL VIEWSHED AS DEFINED BY SECTION 20.145.020.V, BIG SUR COAST LAND USE PLAN; CONVERSION OF THE EXISTING SHED TO A RANCH OFFICE AND LIVESTOCK OBSERVATION BAY; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT EL SUR RANCH HIGHWAY ONE, MILE POST 54.2, BIG SUR (ASSESSOR'S PARCEL NUMBER 159-011-008-000), BIG SUR, COASTAL ZONE.

Planner Elizabeth Gonzales presented the project.

Aengus Jeffers, representative, asked for a change to condition 6. Nikki Silva, Environmental Health, suggested some wording to address his concern.

It was moved by Commissioner Diehl, seconded by Commissioner Vandevere and passed by the following vote to approve the project with the change recommended by Environmental Health.

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

The Planning Commission took a break from 10:13 to 10:30 a.m. and returned to trailed item VI.1.

1. VILLALOBOS RICHARD ET AL (PLN070482), CHRISTENSEN STEPHANIE LYNN (PLN060296), and VILLALOBOS RICHARD A/ELSA R (PLN060101)

Planner Elisa Manuguerra presented the changes to the proposed conditions. Deputy County Counsel Strimling suggested some language regarding the feasibility of restoration.

It was moved by Commissioner Isakson, seconded by Commissioner Rochester and passed by the following vote to adopt the Mitigated Negative Declaration for PLN070482, PLN060101 & PLN 060296, approve a Mitigation Monitoring Program as applicable as set forth in the Combined Development Permits for PLN070482, PLN060101 & PLN 060296, and approve the three Combined Development Permits with the changes recommended by staff and with the inclusion of evidence regarding the water supply in the findings and evidence.

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

The Commission returned to the regular agenda order, taking item VI.3.

3. PANZIERA WILLIAM J TR ET AL (PLN070257)

CONTINUED FROM 12/10/08. COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) USE PERMIT TO ALLOW CONSTRUCTION OF TWO WIND ENERGY ELECTRICAL TURBINES, 600 CU YDS OF GRADING FOR FOOTINGS AND TRENCHING AND THE CONSTRUCTION OF APPURTENANT ELECTRICAL FACILITIES; 2) A USE PERMIT TO ALLOW DEVELOPMENT ON SLOPES OF 30% OR GREATER; 3) VARIANCE TO INCREASE BOTH WIND ENERGY ELECTRICAL TURBINE'S HEIGHT (SYSTEM HEIGHT) FROM 100 FT TO 214 FT; AND 4) VARIANCE TO ALLOW INSTALLATION OF WIND TURBINE SYSTEMS WITHOUT THE REQUIRED ORANGE SAFETY COLORING ON THE WIND TURBINE BLADES. THE PROPERTY IS LOCATED AT 1290 RIVER ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 167-041-005-000), CENTRAL SALINAS VALLEY AREA.

Planning Manager Taven Kinison Brown presented a status report on the project and recommended the Commission provide direction for completing the environmental review.

The Commission discussed the issues, including species protection, aesthetics, variances, CEQA significance thresholds, and possibility of an EIR so overriding considerations could be considered.

Lynne Mounday, representative, stated that the project could be considered with a Mitigated Negative Declaration, as would be explained by their biologist.

The project's biologist, Steve Rottenhorn, explained that wind farm areas, where raptors concentrate, have a strike of about one raptor per two years per turbine. However, this area does not concentrate raptors. The federal and state biological agencies cannot allow the take of any condors. A zero chance of impacting a condor cannot be stated, but that should not be the threshold.

The Commission then discussed biology, and aesthetics and the possibility of an ordinance to revise and address County regulations relating to wind power generation and the possibility of an EIR for such an ordinance. The consensus of the Commission was to support preparation of an EIR for the project or alternatively for an ordinance in order to analyze impacts of wind energy generation projects more generally.

Commissioner Ottone left at 11:45 a.m.

The Commission also made a referral to staff to explore revising Title 21 to address wind energy generation and solar energy regulations. Secretary Novo reported that the Planning Department had started that work a few months prior to this date.

The Commission took a break from 11:55 a.m. to 1:30 p.m.

After lunch the Commission took up item VI.5 because the planner was having copier problems on item VI.4.

5. MOHSIN-SAMOSKE SUBDIVISION (PLN980516)

CONTINUED FROM 12/10/08. THE PROJECT CONSISTS OF: 1) LOT LINE ADJUSTMENT OF 3.47 ACRES BETWEEN TWO PARCELS REDUCING APN 167-061-032-000 (RIEHL) FROM 52.0 ACRES TO 48.53 ACRES AND INCREASING APN 167-061-033-000 (MOHSIN) FROM 245.51 ACRES TO 249.0 ACRES. 2) AMEND GENERAL PLAN AND TORO AREA PLAN LAND USE MAPS FOR TWO PARCELS: A) CHANGE 17-ACRE PARCEL (APN 167-061-029-000/SAMOSKE) FROM FARMLAND/40 ACRE MINIMUM (F/40) TO LOW DENSITY RESIDENTIAL WITH A SPECIAL TRTMENT AREA (STA) OVERLAY, AND B) CHANGE A 55 ACRE PORTION OF A 249-ACRE PARCEL (APN 167-061-033-000/MOHSIN) FROM PERMANENT GRAZING/40 ACRE MINIMUM (PG/40) TO LOW DENSITY RESIDENTIAL AND APPLY A STA OVERLAY TO THE ENTIRE 249-ACRE PARCEL (APN 167-061-033-000/MOHSIN). THE STA WOULD ALLOW 14 SINGLE FAMILY RESIDENTIAL LOTS AND A PERMANENT GRAZING REMAINDER PARCEL AND WOULD REQUIRE AN AGRICULTURAL BUFFER PLAN AS PART OF ANY SUBDIVISION WITH THE STA. 3) ZONE CHANGE FOR TWO PARCELS: A) CHANGE 17-ACRE PARCEL (APN 167-061-029-000/SAMOSKE) FROM F/40-D TO LDR/5-D, AND B) CHANGE 55 ACRES OF A 249-ACRE PARCEL (APN 167-061-033-000/MOHSIN) FROM PG/40-D TO LDR/5-D WITH 194 ACRES REMAINING PG/40. 4) COMBINED DEVELOPMENT PERMIT CONSISTING OF: A) STANDARD SUBDIVISION TO SUBDIVIDE ONE 17-ACRE PARCEL (APN 167-061-029-000/SAMOSKE) INTO THREE PARCELS CONSISTING OF 7.0 ACRES (PARCEL A), 5.0 ACRES (PARCEL B), AND 5 ACRES (PARCEL C) AND TO SUBDIVIDE ONE 249.0 ACRE PARCEL (APN 167-061-033-000/MOHSIN) INTO 11, 5-ACRE PARCELS (LDR/5) PLUS ONE REMAINDER PARCEL TOTALING 194 ACRES (PG/40). THE PROPESED SUBDIVISINO WILL REQUIRE AGRICULTURAL BUFFER PLANS FOR A BUFFER OF AT LEAST 75 FEET FOR PARCELS B AND C OF THE SAMOSKE PORTION OF THE SUBSDIVISON, AND ABUFFER OF AT LEAST 100 FEET FOR 11 RESIDENTIAL PARCELS OF THE MOHSIN PORTION OF THE SUBDIVISION. B) ADMINISTRATIVE PERMIT PURSUANT TO SECTION 21.14.040.G TO ALLOW A SMALL WATER SYSTEM WITH 14 CONNECTIONS. THE PROPERTYES ARE LOCATED AT 874, 884, AND 870 RIVER ROAD, SALINAS, APPROXIMATELY 0.5 MILES NORTHWEST OF THE INTERSECTION OF RIVER ROAD AND CHUALAR RIVER ROAD, TORO AREA.

Planner Bob Schubert presented the project, read an email from Mr. Fay and presented a letter from William Parkin. Assistant Director of Planning Carl Holm also presented some comments and answered questions from the Commission.

The Commission asked about the recommendations from staff and from the Agricultural Advisory Committee (AAC). The Commission discussed the agricultural buffer issue, proposed statement of overriding considerations, right to farm restrictions, the Special Treatment Area request, agricultural viability, and the proposed conservation easement.

Bob Roach, Deputy Agricultural Commissioner, answered questions related to the agricultural viability of the project site. Enrique Saavedra, Public Works, explained the sight distance improvements being proposed.

Sheri Damon, applicant's representative, explained the history, the conditions being required to address the stated concerns, and presented a new proposal on the agricultural buffers.

Public Comment: Jim Price, Gary Knott, Dale Hillard, Jan Mitchell, Chris Fitz, Paula Lotz, Hans Jongens, Richard Posey, Kevin McCabe, Manuel Amaral.

Sheri Damon gave rebuttal.

It was moved by Commissioner Brown, seconded by Commissioner Rochester, and passed by the following vote to adopt a motion of Intent to recommend approval the project to the Board of Supervisors, contingent upon the Agricultural Advisory Committee's consideration and recommendation to the Planning Commission as to whether the AAC approves the applicant's revised plan of a 200 foot and 50 foot buffer for the Samoske lot, and the Planning Commission continued the hearing to March 11, 2009.

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

Commissioner Ottone returned at 4:07 p.m.

The Commission decided to consider Items VI.6, VII.7, and VII.9 to consider continuances on those items due to the lateness of the hour.

6. SHOOK STEVE WAYNE ET AL (PLN070391)

COMBINED DEVELOPMENT PERMIT INCLUDING: (1) A GENERAL DEVELOPMENT PLAN, ASSOCIATED WITH: (A) INDUSTRIAL COMMERCIAL USES EXCEPT FOR AUTO REPAIR, AND (B) INCLUSION OF TRADESMEN'S SHOPS AND OTHER LIGHT COMMERCIAL USES. THE GENERAL DEVELOPMENT PLAN IS FOR TWO BUILDINGS, PROVIDING A TOTAL 37,680 SQUARE FEET (BUILDING A: 21,280 SQUARE FEET; BUILDING B: 16,640 SQUARE FEET). GRADING IS APPROXIMATELY 132 CUBIC YARDS CUT AND 6,890 CUBIC YARDS FILL, ON A 2.23 ACRE SITE. THE PROPERTY IS LOCATED AT 2 SPRECKELS LANE, SALINAS (ASSESSOR'S PARCEL NUMBER 207-053-006-000), GREATER SALINAS AREA PLAN.

Planner Taven Kinison Brown stated that the applicant was willing to continue the item to February 11, 2009.

Steve Shook, applicant, agreed to the continuance.

It was moved by Commissioner Vandever, seconded by Commissioner Isakson and passed by the following vote to continue the hearing on this item to February 11, 2009.

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

VII. ACTION/INFORMATION ITEMS

7. MONTEREY COUNTY VOLUNTARY OAK WOODLAND CONSERVATION PLAN

REVIEW THE MONTEREY COUNTY DRAFT VOLUNTARY OAK WOODLANDS STEWARDSHIP GUIDELINES THAT WILL BE CONSIDERED BY THE BOARD OF SUPERVISORS. AN OAK

WOODLANDS MANAGEMENT PLAN WOULD ALLOW LANDOWNERS, NON-PROFIT ORGANIZATIONS AND LOCAL GOVERNMENT ENTITIES TO BE ELEGIBLE TO APPLY FOR FUNDS FROM THE STATE WILDLIFE CONSERVATION BOARD FOR THE PRESERVATION OF OAK WOODLANDS PRIMARILY THROUGH THE ESTABLISHMENT OF VOLUNTARY CONSERVATION EASEMENTS COUNTY-WIDE.

Public Comment: None.

It was moved by Commissioner Vandevere, seconded by Commissioner Diehl and passed by the following vote to continue this item to February 11, 2009.

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

9. CARLSEN ESTATES (PLN000196)

CONTINUED FROM 1/14/09. STATUS REPORT ON REVISED CARLSEN ESTATES SUBDIVISION PROPOSAL (FINAL REVISION DATED 08/19/08; FIVE PLAN SHEETS WITH REVISIONS 10, 13, 12, 10, AND 11 RESPECTIVELY). THE PROPOSAL IS A COMBINED DEVELOPMENT PERMIT REQUEST CONSISTING OF: 1) A STANDARD SUBDIVISION VESTING TENTATIVE MAP FOR THE DIVISION OF THREE PARCELS TOTALING APPROXIMATELY 95.5 ACRES INTO 33 RESIDENTIAL LOTS RANGING IN SIZE FROM 1.02 ACRES TO 13.29 ACRES; AND 2) USE PERMIT FOR REMOVAL OF APPROXIMATELY 302 OAKS OVER 6 INCHES IN DIAMETER FOR ROAD AND DRIVEWAY CONSTRUCTION AND ADDITIONAL OAKS FOR SEPTIC AND BUILDING ENVELOPE AREAS; AND 3) USE PERMIT FOR THE EXPANSION OF A PUBLIC WATER SYSTEM. DEVELOPMENT OF THE PROJECT WOULD REQUIRE APPROXIMATELY 8,600 CUBIC YARDS OF GRADING (4,300 CUBIC YARDS OF CUT AND 4,300 CUBIC YARDS OF FILL.) THE PROPERTY IS LOCATED SOUTHERLY OF BERTA CANYON ROAD, EAST OF HIGHWAY 101, SALINAS (ASSESSORS PARCEL NUMBERS 125-051-005-000, 125-051-008-000 AND 125-051-017-000), PRUNEDALE AREA, NORTH COUNTY NON-COASTAL ZONE.

Planner Taven Kinison Brown stated that the applicant was willing to continue the item to February 11, 2009.

It was moved by Commissioner Vandevere, seconded by Commissioner Rochester to continue this item to February 11, 2009.

Public Comment: Ed Mitchell, Lee Lotz, Jan Mitchell, Molly Erickson, John Bridges (representative), Julie Engell.

A modification to the original motion was made by Commissioner Vandevere, seconded by Commissioner Rochester and passed by the following vote to continue this item to March 11, 2009.

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

Return to VI.4.

Commissioner Padilla recused himself for the next item.

4. CHAPIN DONALD D/BARBARA (PLN080039)

REZONE FOR PORTIONS SOUTHWEST OF THE DAVIS STREET RIGHT OF WAY FROM HDR*/Z (HIGH DENSITY RESIDENTIAL) TO HDR/18 (HIGH DENSITY RESIDENTIAL, 18 UNITS PER ACRE) AND REZONE FOR PORTIONS NORTHEAST OF THE DAVIS STREET RIGHT OF WAY FROM MDR/1-Z (MEDIUM DENSITY RESIDENTIAL, ONE UNIT PER ACRE) TO HDR/18 (HIGH DENSITY RESIDENTIAL, 18 UNITS PER ACRE); A COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A VESTING TENTATIVE MAP TO ALLOW THE MERGER AND RESIDENTIAL SUBDIVISION OF EIGHT PARCELS RANGING IN SIZE FROM 0.115 TO 1.531 ACRES, RESPECTIVELY. CONSISTING OF: ONE PARCEL (APPROXIMATELY 3.391 ACRES) FOR A 59 UNIT APARTMENT COMPLEX, AND SIX PARCELS (APPROXIMATELY 0.125 ACRE EACH) FOR SINGLE FAMILY RESIDENCES, ONE PARCEL TO SEPARATE/SUBDIVIDE AN EXISTING SINGLE FAMILY DWELLING, WITH A WELL LOT (0.046 ACRE), AND A REMAINDER PARCEL OF APPROXIMATELY 0.466 ACRES; AND 2) USE PERMIT TO ALLOW THE CONSTRUCTION OF A 58 UNIT APARTMENT COMPLEX WITH A 935 SQUARE FOOT MANAGERS UNIT AND A 1,215 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.

Project Planner Anna Quenga presented the project. Commissioners asked about the number of inclusionary units, the coastal zone, and the lack of Citizen Advisory Committee minutes.

John Bridges, representative, accepted the conditions as modified.

Public Comment: None.

It was moved by Commissioner Diehl, seconded by Commissioner Rochester and passed by the following vote to approve the project with the errata and the deletion of Finding 10.

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

Commissioner Padilla returned.

8. GENERAL PLAN 2007 (PLN070525)

CONSIDER THE GENERAL PLAN UPDATE HEARING PROCESS AND SCHEDULE (ORAL PRESENTATION ONLY)

Resource Management Agency Assistant Director Alana Knaster distributed copies of the DEIR comment letters received thus far and stated that staff will be distributing the GPU elements incorporating the DEIR's proposed mitigation measures. For the February 11 hearing, staff proposed beginning with the GPU elements that have the most proposed mitigation measures and changes from the Planning Commission's recommendations.

Public Comment: None.

VIII. CLOSED SESSION – Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9: Number of cases - 1, regarding the consideration of the Carlsen Estates subdivision.

Les Girard, Assistant County Counsel, recommended that the Commission not go into Closed Session today. Commissioner Isakson asked that the Closed Session item remain on the agenda for March 11, 2009.

IX. OTHER MATTERS: Commissioner Brown asked that a staff presentation on variances be presented on March 11, 2009.

X. DEPARTMENT REPORT: None.

XI. ADJOURNMENT: 4:55 p.m.

Date adopted: {date of hearing when adopted}

ATTEST:

MIKE NOVO, SECRETARY