

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
SEPTEMBER 10, 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: Martha Diehl, Don Rochester, Nancy Isakson, Mathew Ottone, Juan Sanchez, Cosme Padilla,
Keith Vandevere (Vice Chair)
Absent: Jay Brown, Steve Pessagno, Aurelio Salazar, Jr. (Chairman)

II. PUBLIC COMMENT:

III. APPROVAL OF MINUTES – NONE

IV. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS - NONE

V. COMMISSIONER COMMENTS, REQUESTS & REFERRALS

Commissioner Padilla invited everyone to the dedication of the new fountain in Castroville that was donated from Mexico. The dedication will take place on September 28th at 1:00 p.m.

VI. ACTION ITEMS

1. KENNETH M. BLACKWELL, INC. (PLN070425)

USE PERMIT TO ALLOW ALTERATIONS TO DESIGNATED HISTORICAL STRUCTURES IN A HISTORIC RESOURCES OR "HR" ZONING DESIGNATION AND DESIGN APPROVAL FOR THE RENOVATION AND RESTORATION OF ROSIE'S CRACKER BARREL. RENOVATION AND RESTORATION WORK TO INCLUDE: (1) EXCAVATION AROUND BUILDING PERIMETER AND THE INSTALLATION OF A CONCRETE FOUNDATION IN SECTIONS; (2) RAISING OF ROOF PLATE LINE AT WEST END (REAR OF BUILDING) 8 INCHES TO ALLOW FOR HEAD CLEARANCE AND REINFORCEMENT OF OVER-STRESSED RAFTERS AND BEAMS; AND (3) MODIFICATION OF THE FRONT DOOR, INTERIOR DOORS, AND RESTROOMS TO ALLOW FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. THE PROPERTY IS LOCATED AT 1 ESQUILINE ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 189-311-011-000), CARMEL VALLEY MASTER PLAN AREA.

Elisa Manuguerra, Project Planner, presented the project and distributed a memo with errata consisting of corrections to conditions of approval.

Commissioner Ottone inquired about the delay in getting to hearing. Staff stated that a historic report had to be prepared, which took months.

Commissioner Sanchez asked about the letter received from the Carmel Valley Association. Staff stated that the issues raised are not related to the current application. The application is to repair and renovate damaged building.

Commissioner Diehl asked for clarification on the Carmel Valley LUAC minutes regarding the vote. Staff stated it was a typo; should have read 4-0-1 instead of 4-1.

Public Comment: Paul Davis, applicant's representative, was in agreement with the conditions.

It was moved by Commissioner Diehl, seconded by Commissioner Isakson and passed by the following vote to approve the project based on the findings and evidence and subject to the recommended conditions with the changes to Finding 1, Evidence (g) to reflect the LUAC vote was 4-0 and other corrections to conditions in staff's errata memo.

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

VII. ACTION/INFORMATION ITEMS

2. CAPITAL IMPROVEMENT PROJECTS (PD070267)

ADOPT GENERAL PLAN CONSISTENCY DETERMINATION FOR MONTEREY COUNTY'S CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FY 2008/09.

Secretary Novo asked for a continuance to September 24, 2008 to allow more time to gather information.

It was moved by Commissioner Rochester, seconded by Commissioner Ottone and passed by the following vote to continue the hearing to September 24, 2008.

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

3. GENERAL PLAN 2007 (PLN070525)

1. RECEIVE A STAFF PRESENTATION PROVIDING AN OVERVIEW OF THE DRAFT 2007 GENERAL PLAN AND ENVIRONMENTAL IMPACT REPORT.
2. ESTABLISH THE FORMAT INCLUDING SOME DATES AND TIMES FOR PUBLIC HEARINGS ON THE DRAFT GPU, AREA PLANS, AGRICULTURAL WINERY CORRIDOR PLAN (AWCP), AND DRAFT ENVIRONMENTAL IMPACT REPORT (EIR).

Carl Holm and Alana Knaster provided a status report. Ms. Knaster summarized the Board of Supervisors recommended changes from the Planning Commission's prior recommendations and distributed errata to GPU 2007, a summary comparison of the Planning Commission's prior recommendations and draft GPU 2007, and a summary of the proposed policy changes based upon the DEIR.

Sanchez inquired about the recommendations. Staff responded.

Public comment: None.

The Planning Commission then discussed possible schedule dates, including a potential evening meeting.

It was moved by Commissioner Diehl, seconded by Commissioner Isakson and passed by the following vote to set the following schedule: DEIR workshop on the afternoon of October 8th; hearing/workshop on the GPU with the benefit of the FEIR on the afternoon and evening of November 24th, and a hearing on December 3rd, and if unable to finish, to continue the hearing on December 10th.

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

The Commission also directed staff to put an item on each future Planning Commission agenda to allow for discussion and action on the GPU process and schedule in case changes to the schedule are needed.

VIII. OTHER MATTERS

North County Non-Coastal LUAC – It was moved by Commissioner Padilla, seconded by Commissioner Rochester and passed by the following vote to reappoint Lawrence Cardon.

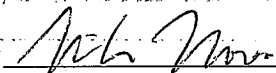
AYES: Diehl, Rochester, Isakson, Ottone, Sanchez, Padilla, Vandevere
NOES: None
ABSENT: Brown, Pessagno, Salazar

IX. DEPARTMENT REPORT: Secretary Novo reported that after the quarter ends, he will report on current permit activity compared to a year ago.

X. ADJOURNMENT: 10:18 a.m.

Date adopted: October 8, 2008

ATTEST



MIKE NOVO, SECRETARY

MN:kb/ca