

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
SEPTEMBER 24, 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, Steve Pessagno, Martha Diehl, Don Rochester, Nancy Isakson, Aurelio Salazar, Jr. (Chairman), Mathew Ottone, Juan Sanchez, Cosme Padilla, Keith Vandevere (Vice Chair)
Absent: None

II. PUBLIC COMMENT: NONE

III. APPROVAL OF MINUTES – JULY 9 AND 30, 2008

It was moved by Commissioner Pessagno, seconded by Commissioner Isakson and passed by the following vote to **approve** the minutes for **July 9, 2008**.

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

Commissioner Diehl pointed out that the minutes reflect she was absent, but she believes she was in attendance. It was moved by Commissioner Isakson, seconded by Commissioner Rochester and passed by the following vote to **approve** the minutes for **July 30, 2008** with the correction regarding Commissioner Diehl's attendance.

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

IV. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS - NONE

V. COMMISSIONER COMMENTS, REQUESTS & REFERRALS – Commissioner Padilla reminded everyone of the Castroville fountain function. Commissioner Salazar stated he would need to leave by 11:10 a.m.

VI. ACTION ITEMS

1. PANZIERA WILLIAM J TR ET (PLN070257)

CONTINUED FROM 8/27/08. 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 TURBINES' 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. (ORAL PRESENTATION ONLY)

Staff requested that the item be trailed to 10:00 a.m. and verified that the item is a status report requested by the Commission. Commissioner Salazar asked staff to listen to the tape to make sure of the request. The Planning Commission trailed the item to after Agenda Item No. 4.

Lynne Mounday, representative, agreed.

2. MID-PENINSULA CASTROVILLE ASSOC. (PLN070566)

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 TURBINES' 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.

Paula Bradley, Project Planner, presented the project. She provided an errata handout to the Commission, which included an additional finding reporting response to a letter received from TAMC regarding traffic improvements. Marti Noel, Housing and Redevelopment, discussed the project and their involvement.

Commissioners had questions regarding flooding, parking, CAC minutes, and access to services and the school. Marti Noel, Paula Bradley, Jennifer Bodensteiner (Water Resources Agency), and Jim Cook (Redevelopment and Housing Director) answered the questions.

The Chair opened the public hearing.

Jessica DeWitt, Project Manager, and Jane Barr, Senior Project Engineer, gave an overview of the project. Parking requirements were discussed and a reduced MMRP fee was requested.

Public Comment: Irene Duran.

County Counsel recommended changes to Condition No. 16. The Commissioners discussed changes to the conditions.

It was moved by Commissioner Rochester, seconded by Commissioner Vandevere and passed by the following vote to adopt the Mitigated Negative Declaration with Mitigation Monitoring Plan and approve the Combined Development Permit including the errata and corrections to conditions 7, 16, 17 and 25.

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

BREAK – RECONVENED AT 11:10 p.m. Chair Salazar retired; Commissioner Vandevere presiding.

3. THE AUSONIO APARTMENTS LP (PLN070567)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A LOT LINE ADJUSTMENT BETWEEN TWO LEGAL LOTS OF A 26,210 SQUARE FOOT LOT (APN. 030-128-011-000) TO A NEW 26,472 SQUARE FOOT LOT, AND AN EXISTING 13,134 SQUARE FOOT LOT (APN 030-128-010-000) TO A NEW 12,758 SQUARE FOOT LOT; AND 2) A GENERAL DEVELOPMENT PLAN FOR A MIXED-USE DEVELOPMENT INCLUDING EIGHT NEW 100% AFFORDABLE APARTMENTS AND 4,413 SQUARE FOOT RETAIL/OFFICE/ COMMERCIAL USE; 3) SITE PLAN AND DESIGN REVIEW FOR DEVELOPMENT IN THE CASTROVILLE COMMUNITY PLAN MERRITT STREET CORRIDOR OPPORTUNITY AREA. GRADING IS APPROXIMATELY 2,000 CUBIC YARDS FILL AND 100 CUBIC YARDS CUT. THE PROPERTY IS LOCATED ON MERRITT STREET BETWEEN MEAD AND WASHINGTON STREETS, CASTROVILLE (ASSESSOR'S PARCEL NUMBERS 030-128-010-000 AND 030-128-011-000), NORTH OF MERRITT STREET, CASTROVILLE COMMUNITY PLAN, NORTH COUNTY NON-COASTAL AREA.

Paula Bradley, Project Planner, and Marti Noel, Housing and Redevelopment, presented the project. An errata handout was provided to the Commission.

Commissioner Isakson inquired about the parking.

The Chair opened the public hearing.

Jane Barr, Senior Project Manager, explained the parking program.

Public Comment: None

It was moved by Commissioner Rochester, seconded by Commissioner Padilla and passed by the following vote to approve the Combined Development Permit including the errata and changes to conditions 14 and 22.

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

4. COMER MARK W & GAYLE L (PLN060768)

COMBINED DEVELOPMENT PERMIT TO ALLOW THE CONTINUED USE OF AN EXISTING EDUCATIONAL FACILITY. THE REQUEST CONSISTS OF: 1) A USE PERMIT FOR AN EDUCATIONAL PROGRAM FACILITY PURSUANT TO SECTION 21.14.050.B. AND X WHICH INCLUDE A BARN, A CLASSROOM, A LIBRARY, A STORAGE AREA AND AN OFFICE; 2) AN ADMINISTRATIVE PERMIT FOR A CARETAKER'S UNIT PURSUANT TO SECTION 21.14.040.C AND 21.64.030; 3) A USE PERMIT FOR EXCEEDING THE HEIGHT OF A STANDARD CARETAKER'S UNIT PER SECTION 21.64.030.E; 4) A USE PERMIT FOR MAINTAINING AND EXHIBITING OF ANIMALS PURSUANT TO SECTION 21.14.050.P; 5) A USE PERMIT FOR ASSEMBLAGES OF PEOPLE AND SPECIAL EVENTS NOT INVOLVING PERMANENT FACILITIES, PURSUANT TO SECTION 21.14.050. AND "AFTER THE FACT" GRADING OF 912 CUBIC YARDS OF CUT AND 1,377 CUBIC YARDS OF FILL FOR REPAVING OF THE ACCESS DRIVEWAY AND EXCAVATION FOR THE PLACEMENT OF THE MULTIPURPOSE BUILDING AND ANIMAL CORRAL, WHICH REQUIRES RESTORATION; APPROVAL OF THE COMBINED DEVELOPMENT PERMIT WOULD CLOSE CODE ENFORCEMENT FILE CE070045 RELATING TO THE BUILDING OF STRUCTURES AND USE OF THE PROPERTY AS AN EDUCATIONAL PROGRAM FACILITY BEFORE COUNTY PERMITS WERE OBTAINED. THE

PROPERTY IS LOCATED AT 19014 PESANTE ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 125-091-059-000), NORTH COUNTY NON-COASTAL ZONE.

Valerie Negrete, Project Planner, presented the project and an errata memorandum. Taven Kinison Brown, Planning Manager, read changes into the record.

The Chair opened the public hearing.

John Bridges, representative, gave an overview of the program, including that they have an average of nine students, not a maximum. He clarified language in conditions 22 and 31. He relayed that the applicants agree with the changes.

Gayle and Mark Comer, owners, were present.

Public Comment: Tammy Weishart, Sara Lyons, Christie Comer, Janine Sherman,

The Commission broke for lunch, returning at 1:33 p.m. Commissioners Pessagno, Ottone, and Sanchez were absent after lunch.

Public Comment (continued): Marilyn Elliott, Sherry Pascorello, Kelly Conine, Sunny Conine. John Bridges stated he had reviewed the errata and was in agreement except condition 13. Taven Kinison Brown recommended changes to condition 13 that were acceptable to Mr. Bridges.

Commissioners Isakson and Diehl had questions regarding conditions and findings. Janna Faulk, Environmental Health, and Mike Novo responded.

It was moved by Commissioner Rochester, seconded by Commissioner Isakson and passed by the following vote to adopt the Mitigated Negative Declaration and Mitigation Monitoring/Reporting Plan and approve the Combined Development Permit with changes shown in the errata and other changes as discussed.

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

1. PANZIERA WM J TR ET AL (PLN070257) (trailed item) (oral presentation only)

Michael McCormick, Project Planner, gave an update and overview of the project. Condors and bats are a concern, as is operations during inclement weather.

Commissioner Brown inquired about kilowatt hours from the proposal. Commissioner Diehl commented on the role of the wildlife agencies.

Lynne Mounday, representative, relayed that the applicant is working closely with the Department of Fish and Game and Department of Fish and Wildlife.

It was moved by Commissioner Rochester, seconded by Commissioner Diehl and passed by the following vote to continue this item to December 10, 2008.

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

5. CAPITAL IMPROVEMENT PROJECTS (PD070267)

CONTINUED FROM 9/10/08. ADOPT GENERAL PLAN CONSISTENCY DETERMINATION FOR MONTEREY COUNTY'S CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FY 2008/09.

Paul Greenway, acting Public Works Director, presented the project. He clarified that the title to Exhibit 1 of the proposed resolution should be corrected to refer only to Fiscal Year 2008-09.

Commissioners asked about funding and bicycle path projects.

Public Works stated that the report presented to the Board of Supervisors will include a 5-year plan.

It was moved by Commissioner Brown, seconded by Commissioner Rochester and passed by the following vote to adopt the resolution determining that the major public works projects from the Capital Improvement Program for FY 2008/09 conform to and is consistent with the 1982 Monterey County General Plan.

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

6. GENERAL PLAN 2007 (PLN070525)

CONSIDER THE GENERAL PLAN UPDATE HEARING PROCESS AND SCHEDULE.

Alana Knaster, Assistant Director RMA, explained that the EIR public comment has been extended to October 28th. Staff recommended meetings on November 5 or 17 and December 3 and an extra date of December 5, if needed.

Commissioners asked about the expected FEIR delivery date, setting hearing dates, night meetings, and whether to have a meeting during the DEIR comment period.

After discussion, the following dates were chosen: 1) November 5 for an all day workshop, 2) December 3, and 3) December 10, including discussion later of which could be an evening meeting.

VII. ACTION/INFORMATION ITEMS

VIII. OTHER MATTERS: NONE

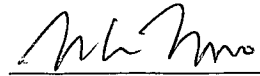
IX. DEPARTMENT REPORT:

Secretary Novo informed the Commission about an upcoming Planning Conference. He also relayed that the Rancho Los Robles DEIR and FEIR have been distributed and the first hearing is scheduled for October 8th.

X. ADJOURNMENT: 3:00 p.m.

Date adopted: November 12, 2008

ATTEST:



MIKE NOVO, SECRETARY

MN:kb/ca