

**FINAL**  
**Monterey County Subdivision/Minor Subdivision Committee**  
**Thursday, January 12, 2006**

**MINUTES**

**A. ROLL CALL: 9:00 AM**

PRESENT:	Fire Representative:	Jim McPharlin
	Planning Commission Rep:	Laurence Hawkins
	Planning and Building Inspection:	Lynne Mounday
	Health:	John Hodges
	Water Resources Agency:	Al Mulholland, Chair
	Public Works:	Bryce Hori
ABSENT:	Parks Department:	Lynn Burgess

**B. PUBLIC COMMENT – Anne Marie Tresch**

**C. APPROVAL OF MINUTES - NONE**

**D. SCHEDULED ITEMS - SUBDIVISION COMMITTEE**

**1. THE COMMONS AT ROGGE ROAD**

Laura Lawrence, Project Planner, presented the Combined Development Permit consisting of: 1) an amendment to the General Plan Land Use Designation from Medium Density Residential (two units per acre) to high density residential (15 units per acre); 2) a Zoning District reclassification from medium density residential, two units per acre (“MDR/2”) and Farmlands, 40 acres minimum (“F/40”) to High Density Residential, 15 units per acre (“HDR/15”); 3) Standard Subdivision Vesting Tentative Map to divide two existing lots of record into 126 lots of varying size, consisting of 123 single-family residential lots; one apartment lot consisting of 48 attached units; one park parcel and one common area parcel for streets, driveways, public utilities and open space; and 4) a Use Permit for removal of one landmark oak tree, parking and an apartment building exceeding 10 units per acre. The property is located at the northeast corner of San Juan Grade Road and Rogge Road, Salinas Area, Greater Salinas Area Plan.

Bryce Hori, Public Works, deleted Condition 41, geotechnical report.

Public Comment: Tom Carvey, Common Ground; Jan Mitchell, Prunedale Alliance Anna Marie Tresh, Michael Orketus, Greg DeMars, Vanessa Vallarta, Vince Giraud

Don Chapin gave a video presentation and John Bridges, representative, agreed to the conditions.

It was moved by Hodges, seconded by Mounday and passed by the following vote to adopt the Mitigated Negative Declaration and Mitigation Monitoring and approve the Combined Development Permit including deletion of Condition 41.

AYES:	Burgess, McPharlin, Mulholland, Mounday, Hori, Hodges
NOES:	None
ABSENT:	None

Chair Al Mulholland retired and John Hodges chaired the remainder of the hearing.

**2. CHISPA, INC. (PLN040767)**

Paula Bradley, staff planner, presented the Combined Development Permit consisting of: 1) a Standard Subdivision of 34 lots including: construction of 28 single-family dwellings under the CHISPA “Self-Help Program,” targeted toward low and very-low income families; five single-family homes targeted toward moderate-income families; 2) rezoning from “HI” Heavy Industrial to HDR/10 (High Density Residential, minimum 8 units per acre); 3) a General Plan amendment from Heavy Industrial to High density Residential/5-20 dwelling units per acre; 4) expansion of the San Lucas County Water District sewage capacity to accommodate the project; 5) request for permit fee waiver for an 100% affordable housing project. The project is located on the eastern edge of the community of San Lucas, northeast of the intersection of Highway 198 and Main Street, San Lucas, Central Salinas Valley Area.

Public Comment: Dana Cleary, CHISPA; Marti Noel, Redevelopment and Housing; Paul Davis, architect

After discussion it was moved by Burgess, seconded by McPharlin and passed by the following vote to recommend to the Planning Commission adoption of the Mitigated Negative Declaration and Mitigation Program and approval of the Combined Development Permit with corrections from staff.

AYES: Burgess, McPharlin, Mounday, Hori, Hodges

NOES: None

ABSENT: Mulholland

**D. SCHEDULED ITEMS – MINOR SUBDIVISION COMMITTEE**

**3. RANCHO SAN ARDO LLC (PLN030471)**

This item was continued from December 8, 2005. A Minor Subdivision to divide four parcels totaling approximately 567.76 acres into fourteen 40-acre parcels; a Use Permit for development on slopes in excess of 30 percent; and Use Permit for a bed and breakfast on proposed Lot 3; and Use Permit for a wireless telecommunications facility. The project includes approximately 170,750 cubic yards of grading for road infrastructure and building pads. The property is located east of Lockwood San Ardo Road, southwest of Dudley Road, South County Area.

It was moved by Jim McPharlin, seconded by Laurence Hawkins and passed by the following vote to continue this item to February 9, 2006 to allow time for a site visit.

AYES: Hawkins, McPharlin, Mounday, Hori, Hodges

NOES: None

ABSENT: Mulholland

**E. OTHER ITEMS**

**ADJOURNMENT:** 11:20 a.m.

**ATTEST:**

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**Lynne Mounday, Secretary**

LM:kb/ca