

FINAL
MONTEREY COUNTY SUBDIVISION/MINOR SUBDIVISION COMMITTEE
THURSDAY, AUGUST 10, 2006
CORRECTED MINUTES

A. ROLL CALL: 9:05 a.m.

PRESENT:	Planning and Building Inspection:	Lynne Mounday
	Public Works:	Bryce Hori
	Environmental Health	Pat Treffry/Mary Anne Dennis
	Water Resources Agency:	Al Mulholland
	Planning Commission Representative:	Keith Vandevere
	Fire Representative:	Jim McPharlin
	Parks Department:	Lynn Burgess
ABSENT:	None	

B. COMMENT PERIOD - NONE

PUBLIC COMMENT – NONE

C. APPROVAL OF MINUTES -

March 9 – It was noted that Vandevere made the motion and voted aye for the Rancho San Ardo (PLN030471) project and it was denied w/prejudice.

April 13 – The minutes should reflect that Lynn Burgess was present for this meeting.

March 30 – The minutes for March 30th were approved.

April 27 – The minutes for April 27th were approved.

It was moved by McPharlin, seconded by Hori and passed by the following vote to approve the minutes for April 27 and the minutes for March 9, April 13 and March 30 with changes.

AYES: Mulholland, McPharlin, Hori, Burgess, Vandevere and Mary Anne Dennis

NOES: None

ABSENT: None

ABSTAIN: Onciano, McPharlin

D. SCHEDULED ITEMS - STANDARD SUBDIVISION

1. LAWRENCE (COUNTRY LAKE ESTATE) (PLN040130)

(DESCRIPTION REVISED 11/30/2005) A COMBINED DEVELOPMENT PERMIT REQUEST TO ALLOW: 1) A GENERAL PLAN AMENDMENT FROM MEDIUM DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL ON APPROXIMATELY 15.3 ACRES OF THE SUBJECT PROPERTY, 2) A ZONE CHANGE FROM RDR/5.1 RURAL DENSITY RESIDENTIAL 5.1 ACRE MINIMUM PARCEL SIZE TO LDR/1 LOW DENSITY RESIDENTIAL 1 ACRE MINIMUM PARCEL SIZE ON APPROXIMATELY 15.3 ACRES OF THE SUBJECT PROPERTY, 3) A STANDARD SUBDIVISION VESTING TENTATIVE MAP TO DIVIDE TWO PROPERTIES TOTALING 92 ACRES IN AREA INTO 52 MARKET RATE SINGLE FAMILY PARCELS RANGING IN SIZE FROM 1.0 ACRES TO 5.1 ACRES, AND 5 COMMERCIAL LOTS ADJACENT TO AND FRONTING ONTO NEW PLEYTO ROAD; 4) A USE PERMIT FOR A MUTUAL WATER SYSTEM; AND A GENERAL DEVELOPMENT PLAN TO ESTABLISH THE COMMERCIAL USES ON THE HC (HEAVY COMMERCIAL) ZONED PROPERTIES.

THE PROJECT SITES ARE LOCATED AT 70850 & 70970 NEW PLEYTO ROAD, BRADLEY (ASSESSOR'S PARCEL NUMBERS 423-251-034-000 AND 423-071-059-000), SOUTH COUNTY AREA.

Taven Kinison Brown, Project Planner, presented this project.

Jim Hanson and John Bridges, representative, spoke to conditions.

Public Comment: Audrey Williams had water concerns.

After discussion, it was moved by Lynn Burgess, seconded by Jim McPharlin and passed by the following vote to continue this item to September 28th to allow time for further review the materials and confer with County Counsel on issues raised at the hearing.

AYES: Mulholland, McPharlin, Hori, Burgess, Onciano, Mary Anne Dennis

NOES: None

ABSENT: None

THE STANDARD SUBDIVISION COMMITTEE WAS ADJOURNED AND THE MINOR SUBDIVISION COMMITTEE WAS CALLED TO ORDER

2. KRASNEKEWICZ JOHN/SARAH (PLN050193)

CONTINUED FROM 6/29/06. MINOR SUBDIVISION TENTATIVE MAP FOR THE DIVISION OF AN EXISTING 50 ACRE PARCEL INTO TWO PARCELS OF 6.7 AND 43.3 ACRES, RESPECTIVELY. THE MINOR SUBDIVISION AS PROPOSED WILL LOCATE TWO EXISTING SINGLE FAMILY DWELLING IN TWO SEPARATE PARCELS. NO ADDITIONAL BUILDING SITES OR SITE IMPROVEMENTS ARE INCLUDED AS PART OF THIS PROPOSAL. THE PROPERTY IS LOCATED AT 8025 CARMEL VALLEY ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 169-031-019-000), NORTH OF CARMEL VALLEY ROAD, CARMEL VALLEY MASTER PLAN AREA.

Project Planner Ramon Montano requested a continuance to September 28th.

It was moved by Jim McPharlin, seconded by Bryce Hori and passed by the following vote to continue this item to September 28, 2006.

AYES: Mulholland, McPharlin, Hori, Vandevere, Onciano, Mary Anne Dennis

NOES: None

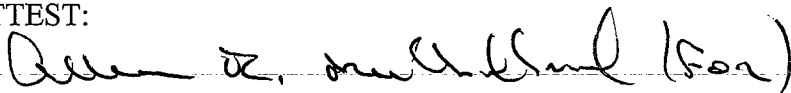
ABSENT: None

E. OTHER MATTERS: NONE

F. DEPARTMENT REPORT – NONE

ADJOURNMENT: 11:25 a.m.

ATTEST:



JACQUELINE ONCIANO, SECRETARY

JO/ca:kb