

**FINAL**  
**MONTEREY COUNTY SUBDIVISION/MINOR SUBDIVISION COMMITTEE**  
**THURSDAY, SEPTEMBER 27, 2007**  
**MINUTES**

**A. ROLL CALL: 9:06 a.m.**

PRESENT:	Public Works:	Bryce Hori (Chair)
	RMA - Planning Department:	Jacqueline Onciano, Secretary
	Fire Representative:	Jim McPharlin, Vice Chair
	Water Resources Agency:	Shaunna Juarez
	Planning Commission Representative:	Keith Vandevere
	Environmental Health	Patrick Treffry
	Parks Department:	Lynn Burgess (Subdivision only)
ABSENT:	None	

**B. PUBLIC COMMENT – NONE**

**C. APPROVAL OF MINUTES - September 13, 2007**

It was moved by McPharlin, seconded by Treffry and passed by the following vote to approve the minutes for September 13, 2007.

AYES:	Hori, Onciano, McPharlin, Vandevere, Treffry
NOES:	None
ABSENT:	None
ABSTAIN:	Burgess, Juarez

**D. SCHEDULED ITEMS - SUBDIVISION COMMITTEE**

**1. QUATTRIN GARY L TR ET AL (PLN060520)**

STANDARD SUBDIVISION TO ALLOW THE CONVERSION OF 14 EXISTING APARTMENT UNITS INTO CONDOMINIUMS ON A 0.7 ACRE PARCEL, AND THE CONVERSION INTO CONDOMINIUMS OF THREE EXISTING SINGLE FAMILY DWELLINGS ON A 0.28 ACRE PARCEL. THE PROPERTY IS LOCATED AT 10600, 10640 AND 10660 MCDUGALL STREET AND 11041, 11061, AND 11081 PRESTON STREET, CASTROVILLE (ASSESSOR'S PARCEL NUMBERS 030-161-014-000 AND 030-161-013-000), NORTH COUNTY AREA PLAN..

Paula Bradley, Project Planner, presented the project. Staff requested that the item be continued to the next hearing due to changes/revisions to conditions and to change the recommendation for approval to a recommendation from the Standard Subdivision Committee to the Planning Commission.

Henry Ruhnke, applicant, gave an overview of the project. He questioned the Park fee.

Burgess stated that the fees are based on property values. Applicant relayed that he will consider asking for a fee waiver.

Staff read into the record the workforce housing agreement condition (non-standard).

It was moved by Burgess, seconded by McPharlin and passed by the following vote to continue this item to October 11, 2007 to allow time to revise the staff report.

AYES: Hori, Onciano, McPharlin, Juarez, Treffry, Burgess  
NOES: None  
ABSENT: None

*BREAK – 9:45 a.m. RECONVENE – 10:05 a.m.*

## **MINOR SUBDIVISION COMMITTEE**

### **2. BARTLEBAUGH KYLE (PLN060375)**

MINOR SUBDIVISION OF ONE 5 ACRE PARCEL INTO TWO 2.5 ACRE PARCELS. THE PROPERTY IS LOCATED AT 8871 HOLLY HILL DRIVE, SALINAS (ASSESSOR'S PARCEL NUMBER 125-102-046-000), NORTH COUNTY NON-COASTAL AREA.

Jody Lyons, Project Planner, presented the project. Staff recommended approval of the project and adoption of the Negative Declaration.

John Bridges, representative, accepted the conditions.

Bartlebaugh, applicant, presented an overview of the project and asked for approval.

Public Comment: Eugene Martinez, Jan Mitchell

Bridges responded to public comments.

It was moved by Vandevere, seconded by Onciano and passed by the following vote to continue this item to October 11, 2007 to allow time to prepare a staff report for denial

AYES: Onciano, McPharlin, Vandevere, Treffry  
NOES: Hori, Juarez  
ABSENT: None

### **3. TRUMPETER SCOTT ENTERPRISES, INC. (PLN070112)**

CONTINUED FROM 9/13/07. AMENDMENT TO CONDITION #14 OF MINOR SUBDIVISION COMMITTEE RESOLUTION NO. 05013 (PLN030551) TO CHANGE THE INCLUSIONARY HOUSING REQUIREMENT TO ALLOW THE PAYMENT OF AN IN LIEU FEE RATHER THAN REQUIRING THE CONSTRUCTION OF ONE ON-SITE INCLUSIONARY HOUSING UNIT AND PAYMENT OF AN LIEU FEE FOR THE FRACTIONAL .20 INCLUSIONARY OBLIGATION. THE PROJECT IS LOCATED AT JOLON ROAD AND JOLON-LOCKWOOD ROAD IN LOCKWOOD (APN423-041-050-000), SOUTH COUNTY PLANNING AREA.

Jody Lyons, Project Planner, presented project amendments. Marti Noel, Housing and Development, discussed the project and agreed to the amendment..

Vandevere asked why the amendment is needed. Discussion followed.

It was moved by Vandevere, seconded by McPharlin and passed by the following vote to approve the amendment to condition No. 14.

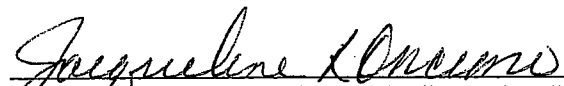
AYES: Hori, Onciano, Mc. Marlin, Juarez, Treffry, Vandevere  
NOES: None  
ABSENT: None

**E. OTHER MATTERS**

It was noted that draft letters for Al Mulholland, John Hodges, and Lawrence Hawkins thanking them for their service on the Minor/Standard Subdivision Committee will be included in the next hearing packet for review.

**ADJOURNMENT:** 11:30 a.m.

ATTEST:

  
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JACQUELINE ONCIANO, SECRETARY

JO/ca:kb