

**FINAL  
MONTEREY COUNTY SUBDIVISION/MINOR SUBDIVISION COMMITTEE  
THURSDAY, FEBRUARY 28, 2008  
MINUTES**

**A. ROLL CALL:** 9:00 a.m.

PRESENT:	Public Works:	Bryce Hori (Chair)
	RMA - Planning Department:	Jacqueline Onciano, Secretary
	Environmental Health:	Janna Faulk
	Water Resources Agency:	Shaunna Juarez
	Planning Commission Representative:	Keith Vandevere (Minor Sub only)
	Fire Representative:	Jim McPharlin, Vice Chair
ABSENT:	Parks Department:	David Lutes (Subdivision only)

**B. COMMENT PERIOD** – None

**C. APPROVAL OF MINUTES** – January 10, 2008 Minutes continued to next hearing.

Ms. Onciano moved to approve the minutes of January 10, 2007. Motion died for lack of a second.

**D. SCHEDULED ITEMS – MINOR SUBDIVISION**

**1. CARNAZZO DOMINIC W. & KATHRYN C. (PLN060383)**

MINOR SUBDIVISION OF ONE 25 ACRE PARCEL INTO THREE FIVE ACRE PARCELS (PARCELS 1, 2 AND 4) AND ONE TEN ACRE PARCEL (PARCEL 3). GRADING IS APPROXIMATELY 150 CUBIC YARDS CUT AND FILL. THE PROPERTY IS LOCATED AT 52238 PINE CANYON ROAD, KING CITY (ASSESSOR'S PARCEL NUMBER 420-271-012-000) 2.6 MILES WEST OF THE INTERSECTION OF JOLON AND PINECANYON ROADS, NORTHWESTERLY OF PINE CANYON ROAD, SOUTHWEST OF KING CITY, CENTRAL SALINAS AREA.

Paula Bradley, Project Planner, presented the project.

Vandevere voiced concerns regarding traffic and improvements. Hori clarified the fees imposed on the project.

Ms. Onciano inquired about timing of the plant species survey. Staff clarified and referred to Conditions 32 and 33.

Hori recommended that Conditions 26 and 27 be deleted and timing be changed to “prior to issuance of building permits.”

Vandevere asked for clarification regarding the buffer as discussed in the letter from Fish and Game. Staff offered clarification from the biologist that a minimum 200 foot buffer is needed; however, the 200 foot buffer isn't required for this particular site.

Michael Goetz, representative, gave clarification and explanation about the setbacks.

Shaunna Juarez showed two maps indicating the setbacks.

Applicant accepted all the conditions.

Vandevere would like a response from Fish and Game regarding issues raised in their letter.

Public Comment – None

It was moved by Vandevere, seconded by Onciano and passed by the following vote to continue this item to March 13, 2008.

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

**MINOR SUBDIVISION COMMITTEE RETIRED AND STANDARD SUBDIVISION COMMITTEE CAME TO ORDER**

**2. RANCHO LOS ROBLES (PLN970159)**

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE DEMOLITION OF TWO SINGLE FAMILY DWELLINGS, TWO BARNS, A GARAGE AND THE REMOVAL OF TWO MOBILEHOMES; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW A STANDARD SUBDIVISION CONSISTING OF THE DIVISION OF TWO PARCELS OF 16.96 AND 16.62 ACRES INTO 102 LOTS TO INCLUDE: 97 LOTS RANGING IN SIZE FROM 4,050 TO 19,742 SQUARE FEET, ONE - 1.76 ACRE COMMERCIAL PARCEL, ONE - 6 ACRE MULTI-FAMILY RESIDENTIAL PARCEL, ONE - 1.89 ACRE COMMUNITY RECREATION PARCEL, ONE MINI PARK, AND ONE COMMON AREA PARCEL; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF 25 OAK TREES; AND 4) A GENERAL DEVELOPMENT PLAN TO ALLOW COMMERCIAL OR PUBLIC/QUASI-PUBLIC DEVELOPMENT ON THE 1.76 ACRE COMMERCIAL PARCEL; AND 5) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF A FOUR UNIT APARTMENT COMPLEX. THE PROPERTY IS LOCATED AT 100 SILL ROAD, WATSONVILLE (ASSESSOR'S PARCEL NUMBERS 412-073-015-000 & 412-073-002-000), NORTH OF HALL ROAD, BETWEEN SILL AND HALL ROADS, LOS LOMAS AREA, NORTH COUNTY, COASTAL ZONE.

David Greene, Project Planner, requested a continuance to March 27, 2008.

It was moved by Ms. Onciano, seconded by McPharlin and passed by the following vote to continue the project to March 27, 2008 to allow time to notice the property owners within 300 feet of the project.

AYES: Hori, Onciano, McPharlin, Juarez, Faulk  
NOES: None  
ABSENT: Lutes

**E. OTHER MATTERS**

Ms. Onciano read the contents of a thank you letter that will go out to past members.

**F. DEPARTMENT REPORT - None**

ADJOURNMENT: 10:04 a.m.

ATTEST:

  
JACQUELINE ONCIANO, SECRETARY  
JO/ca:kp