

**ACCEPTED FINAL
MONTEREY COUNTY SUBDIVISION/MINOR SUBDIVISION COMMITTEE
THURSDAY, APRIL 10, 2008
MINUTES**

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

PRESENT:	Public Works:	Bryce Hori (Chair)
	RMA - Planning Department:	Jacqueline Onciano, Secretary
	Water Resources Agency:	Tom Moss
	Environmental Health	Patrick Treffry/Janna Faulk
	Fire Representative:	Jim McPharlin, Vice Chair
	Parks Department:	David Lutes (Subdivision only)
	Planning Commission Representative:	Keith Vandevere (Minor Sub only)
ABSENT:	None	

B. COMMENT PERIOD – Marjorie Kay spoke regarding a county cleanup day, April 19, 2008.

C. APPROVAL OF MINUTES – None

D. SCHEDULED ITEMS – STANDARD SUBDIVISION

1. 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.

Alana Knaster gave an overview of the project and discussed the issues that needed to be incorporated in the resolution and staff report. Discussion followed centered on what changes were made.

Mr. Hori asked specifically about the parking and added a condition to connect the roads. Mrs. Knaster stated that they were in the staff report in two places.

Mr. McPharlin requested no more "OAK" street names. Mr. Hori changed Condition No. 53 to reflect this.

Mr. Lutes discussed the Park conditions.

Mrs. Onciano requested that the parking issue be covered in the report.

Mr. Moss inquired about the cumulative impacts.

Public Comment: None

It was moved by Mrs. Onciano, seconded by Mr. Lutes and passed by the following vote to recommend adoption of the revised Environmental Impact Report and approval of the Combined Development Permit to the Planning Commission for the Reduced Density Alternative which would reduce the residential development from 101 to 79 units, with 71 single-family lots and four duplex lots. Residential development would be moved out of the area easily visible from Hall Road and where ridgeline development would be avoided without the use of or blocking by intervening buildings. Fourteen units would be restricted to one-story houses. The recreational park would be relocated to the top of the slope and would have a small parking lot to serve the park. Steep slopes, low lying wetland area and willow riparian area would be placed within the open space parcels. Neighborhood commercial usage would remain the same. There would be a street connecting the residential area and the park with the commercial area.

AYES: Hori, Onciano, McPharlin, Moss, Treffry, Lutes
NOES: None
ABSENT: None

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

2. FRANCIONI JOSEPH H TR ET AL (PLN060042)

CONTINUED FROM 3/27/08. MINOR SUBDIVISION TENTATIVE MAP TO ALLOW THE DIVISION OF A 232 ACRE PARCEL INTO FOUR (4) PARCELS OF 58.6 ACRES, 66.2 ACRES, 53.6 ACRES, AND 53.6 ACRES. THE PROJECT PROPOSES A NEW 30-FOOT WIDE ROAD RIGHT-OF-WAY, A WELL LOT TO SERVE PROPOSED PARCELS AND INDIVIDUAL SEPTIC TANKS FOR EACH PARCEL. THE PROJECT IS LOCATED AT 32721 RIVER ROAD, SOLEDAD (ASSESSOR'S PARCEL NUMBER 216-023-007-000), FRONTING ON RIVER ROAD AND SOUTH OF THE INTERSECTION OF RIVER ROAD AND SANCHEZ ROAD, CENTRAL SALINAS VALLEY AREA PLAN.

Nadia Amador, Project Planner, requested a continuance to May 8, 2008 to allow time to consult with the Agricultural Commissioner's office regarding agriculture resources.

It was moved by Mr. Vandevere, seconded by Mr. McPharlin and passed by the following vote to continue the item to May 8, 2008.

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

3. HARNESSE EVELYN WALLACE TR (PLN070139)

MINOR SUBDIVISION TENTATIVE MAP TO SUBDIVIDE ONE APPROXIMATELY 8.95 ACRE PARCEL INTO TWO PARCELS OF 6.98 AND 1.96 ACRE PARCELS RESPECTIVELY. THE PROPERTY IS LOCATED AT 25 ESQUILINE ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 189-301-002-000), SOUTH OF CARMEL VALLEY ROAD, CARMEL VALLEY MASTER PLAN AREA.

Elisa Manuguerra, Project Planner, presented the project. Staff added Water Resources Agency to timing for Conditions No. 6, Conservation and Scenic Easement, and changed to "recordation of Tentative Map."

Mr. Hori added a condition to connect the project to the road.

Anthony Lombardo, representative, gave an overview of the project and agreed to all conditions

Public Comment: Richard Rosenthal

It was moved by Mr. McPharlin, seconded by Ms. Faulk and passed by the following vote to adopt the Negative Declaration and approve the Minor Subdivision with changes and modifications.

AYES: Hori, Onciano, McPharlin, Moss, Vandever, Faulk

NOES: None

ABSENT: None

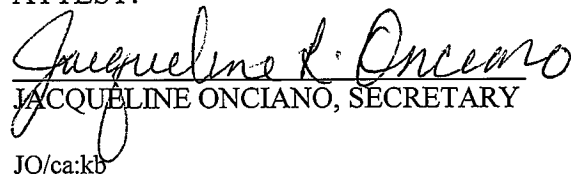
E. OTHER MATTERS – Will come back with an appropriate date for a workshop.

F. DEPARTMENT REPORT – The Department is considering revising Title 19, Inland and Coastal.

ADJOURNMENT: 10:31 a.m.

Date Accepted: January 8, 2009

ATTEST:


JACQUELINE ONCIANO, SECRETARY

JO/ca:kb