

Monterey County Subdivision/Minor Subdivision Committee

A G E N D A THURSDAY, AUGUST 10, 2006

Board of Supervisors Chambers
Monterey County Courthouse
Church and Alisal Streets
Salinas, CA

Presiding: Al Mulholland
Secretary: Jacqueline Onciano

Jim McPharlin
Bryce Hori
Lynn Burgess (Subdivision Only)

Keith Vandevere
Patrick Treffry

ITEM NO.	PROJECT NAME	PLANNER	FILE #	RECOMMENDED ACTION*	TIME HEARD
A	ROLL CALL				9:00 a.m.
B	COMMENT PERIOD: 1. Public 2. Committee				9:00 a.m.
C	APPROVAL OF MINUTES: March 9, 2006; March 30, 2006; April 13, 2006; April 27, 2006;				9:00 a.m.
D	SCHEDULED ITEMS				
	SUBDIVISION COMMITTEE				9:00 a.m.
1	LAWRENCE (COUNTRY LAKE ESTATE)	KINISON- BROWN	PLN040103	RECOMMEND APPROVAL TO PLANNING COMMISSION	9:00 am.
	MINOR SUBDIVISION COMMITTEE				
2	KRASZNEKEWICZ JOHN & SARAH	MONTANO	PLN050193	APPROVE PROJECT	9:00 a.m.
E	OTHER MATTERS:				
F	Department Report				
G	AJOURNMENT				

*The Recommended Action section indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Planning Commission's alternative actions on any matter before it.

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Subdivision Committee

1. 9:00AM Project Name: LAWRENCE (COUNTRY LAKE ESTATE)
File Number: PLN040103
Situs Location: 70850 & 70970 NEW PLEYTO RD BRADLEY
Planning Area: South County Area
Project Planner: TAVEN KINISON BROWN
Environmental Status: TBD
Project Description: (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; 2) 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.
- Recommended Action: RECOMMEND APPROVAL TO PLANNING COMMISSION

Minor Subdivision Committee

2. 9:00AM Project Name: KRASZNEKEWICZ JOHN & SARAH
File Number: PLN050193
Situs Location: 8025 CARMEL VALLEY RD CARMEL
Planning Area: Carmel Valley Master Plan Area
Project Planner: RAMON MONTANO
Environmental Status: Categorically Exempt
Project Description: 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.
- Recommended Action: APPROVE PROJECT

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