

**MINOR SUBDIVISION COMMITTEE
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION NO. 05002

A.P. # 187-611-038-000

In the matter of the application of
Mary Gayman (PLN040340)

FINDINGS & DECISION

for a Minor Subdivision in accordance with Title 19 (Subdivisions), Chapter 19.04.040 (Extensions of the Tentative Parcel Map), of the Monterey County Code, to allow an Extension of an approved Tentative Parcel Map to allow division of a 10.96-acre parcel into two parcels of 5.48 acres each. The property is located south of Chaparral Road, opposite Arboleda Lane, Carmel Valley. [Reference PLN970409 (Gayman)], came on regularly for meeting before the Minor Subdivision Committee on January 27, 2005.

Said Minor Subdivision Committee, having considered the application and the evidence presented relating thereto,

- 1. FINDING:** The applicant, Gayman, applied for a second extension of the Tentative Parcel Map (File No. PLN040340).
EVIDENCE: Application materials in Project Files PLN040340, and the administrative record.
- 2. FINDING:** Consideration of the subject application for an extension has been carried out pursuant to Section 66452.6 of the California Government Code and Section 19.04.040 of Title 19 (Subdivisions) of the Monterey County Code.
EVIDENCE: Application materials in Project Files PLN040340, and the administrative record. The purpose of the extension is to allow previous owner of the property to comply with the conditions of the original approval.
- 3. FINDING:** The extension of the Tentative Parcel Map conforms to the Monterey County General Plan and to Titles 19 (Subdivisions) and 21 (Zoning) of the Monterey County Code, and there is no new information or substantial changes in circumstances, which would alter the original approval or environmental determination.
EVIDENCE: The extension request was reviewed by the Planning and Building Inspection Department. No other agency review is required.
EVIDENCE: Application materials in Project Files PC970409, PLN020072, PLN040340, and the administrative record.
- 4. FINDING:** This minor subdivision will expire on February 24, 2005. No additional extensions are allowed.
EVIDENCE: Subdivision Map Act Section 66452.6 (e).
EVIDENCE: The Tentative Parcel Map (PLN970409) was originally approved February 24, 2000 for a period of two years, expiring February 24, 2002. An extension (PLN020072) was

approved for another two years extending the expiration period to February 24, 2004. The subdivision will expire February 24, 2005.

DECISION

THEREFORE, it is the decision of said Minor Subdivision Committee that said request for an Tentative Map Extension be approved as shown on the attached sketch subject to Findings and Evidence and subject to the following condition.

1. This permit is a second and final extension of a Tentative Parcel Map to allow division of a 10.96-acre parcel into two parcels of 5.48 acres each in accordance with County ordinances and land use regulations, subject to the terms and conditions set forth in Minor Subdivision Committee Resolution No. 2005, dated February 24, 2000, to expire on February 24, 2005. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (Planning and Building Inspection)

PASSED AND ADOPTED this 27th day of January, 2005, by the following vote:

AYES: Hori, Hodges, McPharlin, Mounday, Hawkins
NOES: None
ABSENT: None
ABSTAIN: Burgess, Mulholland

LYNNE MOUNDAY, Secretary

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning and Building Inspection Department office in Salinas.

2. This permit expires two years after the above date of granting thereof unless construction or use is started within this period.