

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

RESOLUTION NO. 03018

A.P. # 261-101-001-000

FINDINGS & DECISION

In the matter of the application of
South County Housing Corp (PLN020136)

for a Standard Subdivision in accordance with Title 19 (Subdivisions), Chapter 19.03 (Standard Subdivisions), of the Monterey County Code, to allow a modification of Condition(s) for a previously approved Combined Development Permit consisting of a Use Permit and Tentative Map to subdivide 2 parcels into 24 parcels for the development of 23 single family homes (100% affordable housing); and 4 multi-unit dwellings consisting of 15 affordable housing units, located at 454 Boronda Road, Salinas, in the Boronda Redevelopment area, came on regularly for meeting before the Minor Subdivision Committee on August 27, 2003

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

- 1. FINDING:** Modification of Condition(s) for a previously approved (South County Housing Corporation; PLN010136) Combined Development Permit consisting of a Use Permit and Tentative Map to subdivide 2 parcels into 24 parcels for the development of 23 single family homes (100% affordable housing); and 4 multi-unit dwellings consisting of 15 affordable housing units. This proposal would change condition Nos. 16 and 33 to an approved Tentative Map. The changes would allow the applicant to pay storm drain fees and traffic improvement fees anytime prior to the issuance of building or grading permits rather than prior to recordation of the Final Map. The changes do not impact the physical environment.

EVIDENCE: Materials in Project File PLN020136.

EVIDENCE: The proposed changes affect the timing for payment of drainage and traffic improvement fees and do not impact any other issues related to the Combined Development Permit approved by the Planning Commission in Resolution No. 03017.
- 2. FINDINGS:** The final or parcel map has not been filed for record.

EVIDENCE: The Board of Supervisors has not approved a final map attendant to Planning Commission Resolution No. 03017.

EVIDENCE: Materials in Project File PLN020136.
- 3. FINDING:** No lots, units or building sites are added or deleted.

EVIDENCE: Materials in Project File PLN020136 demonstrate that no units, lots or buildings will be added or deleted as a result of the proposed changes to the conditions of approval.

- 4. FINDING:** The changes are consistent with the applicable General Plan, Area Plan, Coastal Land Use Plan, Master Plan or Specific Plan.
EVIDENCE: The proposed changes affect the timing for payment of drainage and traffic improvement fees and do not impact any other issues related to the Combined Development Permit approved by the Planning Commission in Resolution No. 03017.
EVIDENCE: Materials in Project File PLN020136.
- 5. FINDING:** There are no resulting violations of Monterey County Codes.
EVIDENCE: Materials in Project File PLN020136.
- 6. FINDING:** There will be no new significant adverse environmental effect from the change.
EVIDENCE: The proposed changes affect the timing for payment of drainage and traffic improvement fees and do not impact any other issues related to the Combined Development Permit approved by the Planning Commission in Resolution No. 03017.
EVIDENCE: Proposed changes do not affect the physical environment.
EVIDENCE: Materials in Project File PLN020136.

DECISION

THEREFORE, it is the decision of said Standard Subdivision Committee that said request for a Modification of Condition(s) for a previously approved Combined Development Permit (PC03017) be forwarded to the Planning Commission recommending approval as shown on the attached sketch subject to Findings and Evidence and subject to the following conditions:

The subject application consists of modification of Conditions 16 & 33 of project approval of Planning and Building Inspection Department File No. PLN020136, Planning Commission Resolution No. 03017.

1. Condition No. 16 shall be modified to state:

“The applicant shall contribute \$270,000.00 to the Monterey County Public Works Department as a pro-rata fair share of local drainage and street improvements listed in the Boronda Redevelopment Area Storm Drain Master Plan Phase 1. The applicant shall pay the required fee prior to issuance of a building or grading permit. **(Public Works)**”

2. Condition No. 33 shall be modified to state:

“The applicant shall contribute \$97,965.00 to the Monterey County Public Works Department as a pro-rata fair share of regional traffic improvements in the Boronda area. This fee is based on a rate of \$2,799.00 per dwelling unit with credit given to the applicant for three pre-existing dwelling units. The applicant shall pay the required fee in advance of issuance of building and/or grading permits. The Applicant shall provide evidence of payment to the State of California Department of Transportation District 5 office. **(Public Works)**”

3. All conditions of approval contained in Resolution PC03017 shall remain in effect. **(Planning and Building Inspection)**

4. The applicant shall record a notice which states: "A permit (Resolution MS03018) was approved by the Standard Subdivision Committee for Assessor's Parcel Number 261-101-001-000 on August 27, 2003. The permit was granted to amend Condition No. 16 and No. 33 of Planning and Building Inspection File No. PLN020136. The project shall remain subject to 63 conditions of approval, including the modification of Condition #16 and #33, which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. **(Planning and Building Inspection)**

PASSED AND ADOPTED this 27th day of August, 2003, by the following vote:

AYES: McPharlin, Towner, Hori, Lawrence, Mulholland, Brandau

NOES: None

ABSENT: None

ABSTAIN: None

Original Signed By:

ANN TOWNER, Secretary

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON