Exhibit K
Greater Monterey Peninsula
LUAC Meeting Minutes
PLN070366 - Wayland

Wayland Minor Subdivision Appeal
(PLN110079)
Merrill Minor Subdivision Appeal
(PLN110078)

Board of Supervisors
January 10, 2012
MINUTES
Greater Monterey Peninsula Land Use Advisory
Wednesday, December 5, 2007

1. Meeting called to order __4:01 pm__

2. Members Present: __Church, Smith, Nelson, Pagnillo (4) __

3. Members Absent: __Jacobs (1) __

4. Approval of Minutes: __Postponed; Church & Pagnillo did not receive minutes__
   (August 15, 2007)
   Motion: ____________________________ (LUAC Member's Name)
   Second: ____________________________ (LUAC Member's Name)
   Ayes: ______________________________
   Noes: ______________________________
   Absent: ____________________________
   Abstain: ____________________________

5. Public Comments: __None__

6. Other Items: A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects/Applications:
   __None__

____________________________________
Exhibit 57
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Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas, California
(831) 755-5025

Advisory Committee: Greater Monterey Peninsula

Please submit your recommendations for this application by Wednesday, December 05, 2007.

Project Title: WAYLAND WARREN TR ET AL
File Number: PLN070366
File Type: MS
Planner: AMADOR
Location: 24975 BOOTS RD MONTEREY

Project Description:
COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) MINOR SUBDIVISION VESTING TENATIVE MAP TO ALLOW
THE DIVISION OF A 38-ACRE PARCEL INTO 4 PARCELS OF 9.7 ACRES, 5.3 ACRES, 9.3 ACRES, 5.2 ACRES AND A
REMAINING PARCEL OF 8.8 ACRES; 2) USE PERMIT FOR DEVELOPMENT OF AREAS IN EXCESS OF 30 PERCENT FOR
ROADWAY IMPROVEMENTS; 3) USE PERMIT FOR DEVELOPMENT IN A VISUALLY SENSITIVE AREA; AND 4) USE
PERMIT TO ALLOW THE REMOVAL OF AN ESTIMATED 39 OAK TREES; AND GRADING OF APPROXIMATELY 3,800
CUBIC YARDS OF CUT AND 3,800 CUBIC YARDS OF FILL. THE PROJECT PROPOSES INDIVIDUAL SEPTIC SYSTEMS,
A 50 FOOT BY 50 FOOT WATER TANK BASEMENT WITH A 100,000 GALLON WATER TANK AND 15 FOOT WIDE
UTILITY EASEMENT, A 60-FOOT WIDE ROAD AND UTILITY EASEMENT AND A 30-FOOT WIDE ROAD AND UTILITY
EASEMENT. AN EXISTING WELL AND A PROPOSED MUTUAL WATER COMPANY WILL SERVE THE PROJECT. THE
PROPERTY IS LOCATED AT 24975 BOOTS ROAD, MONTEREY (ASSESSOR'S PARCEL NUMBER 173-062-009-000),
GREATER MONTEREY PENINSULA AREA.

Was the Owner/Applicant/Representative Present at Meeting? Yes [ ] No [ X ]

PUBLIC COMMENT:
Also that future development might affect the house.

Tinker (neighbor): Her house may be too close to Parcel #3. She is concerned the house will be too close to the road line and that they would be subject to noise and smell of horses.

Brian Firestone (Attorney): The applicant wants to do a low integrity project choosing a well known location to draw plans that and locate the houses to be suitable to public views.

Joel Panzer: Noted there are 25 oak trees having removed instead of 39 trees.

No other public comments

AREAS OF CONCERN (e.g. traffic, neighborhood compatibility, visual impact, etc.):

Mr. Smith: He is concerned that Mrs. Tinker has a valid point. It needs to be addressed in Parcel #3.

He noted that the existing parking is in full view of Highway 68 and from Lavaqua Sea Park.

Mr. Smith asked Mrs. Tinker for comments about Parcel #3 and to work with the developer.

Mrs. Tinker had some suggestions about locating the house down slope or South behind the tree line.

Canada: Parcel #3 is in full view of Hwy 68 to the south and in full view of Lavaqua Sea Park.

but the proposed house can be located south on the parcel.

(Notes to continue)
Project: Warren Wayland Plan: 070366 2475 Route 38

Pazzillo: The road is only 30' wide.afety into 2 parcels. It is not wide enough and there are not enough tree roots. This is the section that goes by Parcel #4 and onto #8.

Mrs. Tinkham: It would be advantageous to have developable area known to us in the parcel. Let's have some of this maintained in a natural state, how much or square footage that will be kept. They are necessary and the LURA would want to see this.

Pazzillo: Where is the water tank? The applicant said that it will be under ground and shared when.

Mrs. Finney said there are 2 wells.

Mrs. Smith: We want to know and that these be an assessment of the amount of water drawn out and flow so as not to deplete the aquifer. She reads the water works figures.

Parcel #4: The LURA does not have comments.

Parcel B: Mrs. Smith: The water is going up a drainage. Other options must be looked at.

Road B: Mrs. Smith: The road is going up a drainage. Other options must be looked at from the junction to the hairpin turn.

Church: The hill ride is very steep for this road. The proposed site on Parcel #1 is in the full view of High 68 to the south, it is in view of Mr. Tinkham's property and the roof is on a ridge line. I recommend the house be located on the parcel to avoid the road.

Parcel #2:

Church: As drawn, there is no place on the parcel that is not in full view of High 68 in both directions from the beginning of the Wayland property to south. The adjoining parcel to the east - east to west it is poorly drawn.
RECOMMENDED CHANGES/CONDITIONS (e.g. reduce scale, relocate on property, reduce lighting, etc.):

Church: Keep the parcel lot lines of parcel #2 so that if the expanded into parcel 3 & 4 in such a way that a proposed building will be located out of view of the house and Laguna Sea.

Meet the areas of concern:
   a) parcel #2 lines - adjustable for vision lighting
   b) road way and drainage - parcels 1
   c) road width and lack of Turn out - parcels 3 & 4
   d) designated scenic easements

ADDITIONAL LUAC COMMENTS: None

RECOMMENDATION (e.g. recommend approval; recommend denial; recommend continuation):

Recommend approval subject to concerns noted and recommended conditions above.

CONCUR WITH RECOMMENDATION:

AYES: 3

NOES: 0

ABSENT: 1

ABSTAIN: 1

Mr. Church had to leave at 5:00 pm.

MEETING ADJOURNED AT: 5 pm  
PREPARED BY: Mr. Church/Mrs. Paguio