

FINAL

**MONTEREY COUNTY SUBDIVISION/MINOR SUBDIVISION COMMITTEE
April 10, 2003
MINUTES**

The Monterey County Subdivision/Minor Subdivision Committee met at 9:05 a.m. at the Board of Supervisors Chambers of the Courthouse at 240 Church Street, Salinas, California.

A. ROLL CALL

Present: Al Mulholland, Water Resources; Roger Beretti, Environmental Health; James McPharlin, County Fire Warden's Office; Laurence Hawkins, Planning Commission; Jeff Main, Planning & Building Inspection; Bryce Hori, Public Works; Linda Rotharmel, Secretary

Absent: Richard Brandau, Parks Department; Laura Lawrence, Environmental Health

B. COMMENT PERIOD: None

C. APPROVAL OF MINUTES:

McPharlin moved, seconded by Mulholland, and passed by the following vote to approve the minutes of March 13, 2003:

AYES: McPharlin, Mulholland, Hawkins, Main, Hori, Beretti
NOES: None
ABSENT: Brandau, Lawrence
ABSTAIN: None

D. SCHEDULED ITEMS

Minor Subdivision

1. SCHOENDORF JOSEPH P (PLN020137)

Combined Development Permit consisting of (1) a Coastal Development Permit for a lot line adjustment between two parcels, "Parcel A" and "Parcel B," involving the transfer of 4.7 acres from Parcel A (resulting in 20.4 acres) to Parcel B (resulting in 20.8 acres), and (2) a Coastal Development Permit for an accessory structure and use (swimming pool and pool house) on proposed Parcel B prior to establishment of a main use or structure. The parcels are located at 52170 Highway One, Big Sur (Assessor's Parcel Number 420-021-023-000), west of Highway One and extending to the Pacific Ocean shoreline, southwest of Partington Point in the Julia Pfeiffer Burns State Park area, Coastal Zone.

David Lutes, Planning and Building Inspection Department, described the project. He clarified Condition #6 stating the applicant shall record a deed restriction stating that the accessory structure shall not be inhabited, nor contain cooking or kitchen facilities and Condition #8 that prior to filing the record of survey demonstrate that the pool house septic system will be located entirely on Parcel B or install a septic system on Parcel B for the pool house. The Big Sur Land Use Advisory Committee recommended approval.

Jim Corn, representing the applicants, stated the water system has three connections approved, of which two are being used. James Corn agreed to the eight (8) conditions. There was discussion regarding the well and when the last pump test was completed.

Arden Handshy, Land Use Facilitator, stated that the pump tested at 20 gals. per minute in 1998. A pump test will be required for any new building projects.

There was discussion regarding the status of outstanding permits on Parcel A, which have been cleared of all violations. The storage facility has been cleaned up and the trailer will be hauled away after completion of the landscaping.

Hawkins moved, seconded by Main, and passed by the following vote to approve the Combined Development Permit for PLN020137, as amended to change the Findings and Evidence to reflect Coastal Implementation Plan and/or Big Sur Land Use Plan:

AYES: McPharlin, Mulholland, Hawkins, Main, Hori, Beretti
NOES: None
ABSENT: Brandau, Lawrence

- E.** OTHER ITEMS: It was requested by Main and Hawkins that in the future, if a project has other outstanding projects, that they be listed in the Staff Report, along with their status. A new section "Other Permit Condition Status" could be added.

ADJOURNMENT

The meeting was adjourned at 9:25 a.m.

ATTEST

Jeff Main, Secretary

/lmr