

FINAL

**MONTEREY COUNTY SUBDIVISION/MINOR SUBDIVISION COMMITTEE
May 8, 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: James McPharlin, Fire Warden's Office; Laura Lawrence, Environmental Health; Al Mulholland, Water Resources; Bryce Hori, Public Works; Ann Towner, Planning & Building Inspection
Absent: Richard Brandau, Parks Department; Laurence Hawkins, Planning Commission

B. COMMENT PERIOD: None

C. APPROVAL OF MINUTES

McPharlin moved, seconded by Mulholland, and passed by the following vote to approve the minutes of April 24, 2003:

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

Commissioner Hawkins arrived at 9:12 a.m.

D. SCHEDULED ITEMS

Subdivision Committee

1. STOLTZ RICHARD S & PATRICIA D (PLN020115)

Combined Development Permit including, 1) an Amendment to the Final Map (PC94067) of the Santa Lucia Preserve Phase B (Portion of Tract No. 1333) to modify the designated building envelope for Lot No.186; 2) an Administrative Permit for the construction of a 13,016 sq. ft. two-level single family residence, an attached 5-car garage, and removal of three protected Oak trees (11," 12," 14.5" DBH respectively); 3) an Administrative Permit for a detached 1,198 sq. ft. Caretaker's Unit with an attached two-car garage; 4) an Administrative Permit for a detached 850 sq. ft. Senior Citizen Unit; Grading of 1,603 cu. yds. (1,318 cu. yds. cut/285 cu. yds. fill); and 5) Design Approval. The property is located at Lot 186 of the Santa Lucia Preserve, Carmel (Assessor's Parcel Number 239-011-024-000) Greater Monterey Peninsula area.

Taven Kinison Brown described the project and stated an Initial Study was prepared to assess adverse environmental effects of the project and that Staff has filed a Negative Declaration.

Commissioner Hawkins asked if this was a hearing before the Minor Subdivision or Standard Subdivision Committee. Towner stated it is a Standard Subdivision, since the committee's recommendation will be forwarded to the Planning Commission; Commissioner Hawkins abstained from voting on this project.

McPharlin was concerned whether the distance from the driveway to the senior citizen unit is 300 feet or yards, since there is a requirement for fire access if it is over 150'. Mr. Miller suggested adding a parking pad between the residence and the senior unit and stated there are fire hydrants along the driveway. McPharlin stated the parking pad would fulfill the 150' requirement, but suggested the applicant meet with the fire department to develop an acceptable solution.

Eric Miller, architect and representative for the applicants stated that the original subdivision map didn't allow for a fire road and a water main. There was discussion regarding the options for the fire road, including leaving the property the way it is or constructing a driveway to the Stoltz residence with a fire road parallel to the driveway. There were problems with having two parallel roads because most of the area is over 45% slope and there would be at least a 20,000 foot road that would be placed in open lands, which would reduce the open land by about 20,000 feet, and would result in removal of several mature oak trees. They opted for a single fire road that would combine the fire road, the driveway and the water main on a flat area within the homeland boundary. The decision to move the residence to the staging area would accommodate the fire road, water main, save oaks, and reduce the amount of grading on the site.

Towner made a clarification to Finding #4 on page 8 of Exhibit C, stating it should be a "Negative Declaration" and not a "Mitigated Negative Declaration." In Condition #11 (page 15) "guest house" should be deleted and "senior citizen unit" added. It was recommended that a condition be added for tree replacement at a ratio of three to one and addition of the County's standard landscaping condition. There was concern regarding Condition #2, which is somewhat vague, but was left as is.

McPharlin requested clarification regarding Condition #22 (a). The senior citizen unit is more than 150' for fire access and will need to be addressed by the fire department and the applicant.

Eric Miller accepts the conditions and concurs with the modifications.

Mulholland moved, seconded by McPharlin, and passed by the following vote to recommend approval of the project to the Planning Commission with the conditions and modifications made for PLN020115 (Resolution #03010) and recommend adoption of the Negative Declaration.

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

Minor Subdivision Committee

2. GEORJE PROPERTIES LLC (PLN020549)

Combined Development Permit consisting of a Coastal Development Permit and a four parcel Lot Line Adjustment. The parcels, labeled 1 through 4, are not defined by Assessor's Parcel Number but are contained in APN's 133-151-008-000 and 133-151-009-000. The Lot Line Adjustment includes: Parcel 1, changing from 30.42 acres to 40.28 acres; Parcel 2, changing from 34.69 acres to 40.01 acres; Parcel 3, changing from 107.92 acres to 68.35 acres; and Parcel 4, changing from 158.21 acres to 182.60 acres. The properties are existing agricultural fields accessed through Highway 1 at approximately 0.5 miles north of the Highway 1 & Highway 183 intersection, Castroville, North County area, Coastal Zone.

Lautaro Echiburu described the project. The North County Coastal Land Use Advisory Committee recommended approval of the project.

There was discussion regarding the location of the three employee units on Parcel 3. It was noted that all the existing development is clustered in one area on the new Parcel A. There is currently no other development on the parcels.

Michael Cling, representative for the applicant, agrees to the recommendations and accepts conditions.

Mark Silberstein, Elkhorn Slough Foundation stated the proposed Lot Line Adjustment was necessary for the Foundation to acquire 182 acres and move forward with the implementation of the County approved 1995 Moro Cojo Slough Wetlands Management and Enhancement Plan.

Hawkins moved, seconded by Towner, and passed by the following vote to approve the Combined Development Permit for PLN020549, Resolution #03011.

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

3. SIMON PETER & PENHA TRS (PLN020569)

Combined Development Permit consisting of a Coastal Development Permit for a Lot Line Adjustment of equal land exchange (2,090 square feet) between two adjacent parcels and an Amendment of previously approved permit AP95103 to: a) delete the approved but unbuilt main residence, b) change the designation and use of the approved studio to a main residence, c) approve a 217 square foot addition to the new main residence, d) delete the approved carport, and e) allow the use of a portion of the approved but unbuilt barn as a garage; and Design Approval. The property is located at 9201 Sycamore Canyon Road, Big Sur (Assessor's Parcel Number 419-261-041-000), west of Highway 1, Big Sur area, Coastal Zone.

Lautaro Echiburu described the project. Staff proposes modifications to Condition #9 due to the fact that during Staff review of this project and based on the biological report, Coastal Prairie habitat was identified. The wording of Condition #9 was amended to read, "For the purpose of protecting Coastal Terrace Prairie habitat, the applicant shall convey a Conservation Easement to the County over those portions of the property located southerly off and below the 542 contour interval, except the area to the south of the proposed pool. The area conveyed shall be southerly off and below the 542 contour interval shown in Exhibit G of the Staff Report. The Conservation Easement Deed shall be submitted to and approved by the Director of Planning and Building prior to final building inspection or occupancy." The Big Sur Land Use Advisory Committee recommended approval of the project.

Towner asked if the new scenic easement would cross through the original building footprint and asked if the pool was still proposed, but not yet built. It was noted the easement line would go below the pool area. There was concern regarding whether this is a new scenic easement recording or an amendment to the original easement.

Hawkins questioned if the addition to the studio/proposed residence, already exists. The addition exists without benefit of a permit and the project was red tagged, but hasn't been completed. The red tag was a result of a building inspection of a nearby property, at which time the inspector observed construction on this parcel.

McPharlin stated that the “s” should be deleted on Carmel Hills in Condition #12. It should be CDF- Carmel Hill.

Arden Handshy, representing the Simons, addressed the scenic easement and clarified that the existing scenic easement was conveyed previous to the Simon’s owning the property. The 1995 permit did not require any Scenic easement and all the conditions were met. The Conservation Easement presently required would be new. He discussed the 30% slope issues and the proposed Conservation Easement taking the portion of land that was part of the original building footprint.

Towner stated that the new scenic easement is not a result of the 30% slope but because of environmentally sensitive habitat, specifically the Coastal Prairie Terrace habitat.

Mulholland moved, seconded by McPharlin, and passed by the following vote to approve the Combined Development Permit with the changes to Conditions #9 and #12, for PLN020569, Resolution #03012.

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

E. OTHER ITEMS

ADJOURNMENT

The meeting was adjourned at 10:00 a.m.

ATTEST

Ann Towner, Secretary

/lmr