

FINAL

**MONTEREY COUNTY SUBDIVISION/MINOR SUBDIVISION COMMITTEE
May 29, 2003
MINUTES**

The Monterey County Subdivision/Minor Subdivision Committee met at 9:04 a.m. at the Board of Supervisors Chambers of the Courthouse at 240 Church Street, Salinas, California.

A. ROLL CALL

Present: Laurence Hawkins, Planning Commission; Laura Lawrence, Environmental Health; Al Mulholland, Water Resources; Richard Brandau, Parks; Bryce Hori, Public Works; Ann Towner, Planning and Building Inspection; James McPharlin Fire Warden's Office

Absent: None

B. COMMENT PERIOD: None

C. APPROVAL OF MINUTES

Al Mulholland moved, seconded by James McPharlin, and passed by the following vote to approve the minutes of May 8, 2003:

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

NOES: None

ABSENT: Hawkins

ABSTAIN: None

D. SCHEDULED ITEMS

Minor Subdivision Committee

1. KEIG DANIEL J TR (PLN020110)

Combined Development Permit consisting of a Coastal Development Permit for a lot line adjustment between 3 contiguous legal lots of record resulting in Parcel 3 increasing from 1 acre to 1.65 acres (241-221-002-000), Parcel 2 increasing from 6.1 acres to 40 acres (241-221-005-000), and Parcel 1 decreasing from 598.91 acres to 564.36 acres (241-221-007-000 & 243-201-012-000); and a Coastal Administrative Permit and Design Approval to allow for a single-family dwelling on parcel 2, as adjusted. The parcels are located at and near 200 Crest Road, Carmel, Carmel Highlands area, Coastal Zone.

Timothy Johnston described the project. The project was brought back due to the newspaper failed to run the ad. The Del Monte Forest Land Use Advisory Committee shown on page 6

of Exhibit C, Finding 1(e) should be changed to the Carmel Unincorporated/Carmel Highlands Land Use Advisory Committee.

Todd Bessire represented applicant, Dan Keig. He objected to Conditions #22 & 23 and requested they be deleted. He also wanted Condition #6 to be amended to read “request” instead of “apply”. Condition #10 should be moved to “Prior to Recordation of Grant Deeds, etc.” section.

After discussion regarding the building envelopes, slope and scenic easements Laurence Hawkins moved, seconded by James McPharlin to continue this item to the June 12, 2003, meeting, so Staff can confer with County Counsel regarding whether or not there is a “Nexus” between conditions 22 & 23, the Lot Line Adjustment application.

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

Standard Subdivision Committee

2. MONTERRA RANCH PROPERTIES LLC (PLN030058)

Lot line adjustment between four undeveloped lots totaling 12.40 acres including: 1) reducing lot 87 from 3.56 acres to 3.17 acres (Assessor's Parcel Number 259-111-020-000); 2) reducing lot 88 from 2.72 acres to 2.33 acres (Assessor's Parcel Number 259-111-021-000); 3) increasing lot 89 from 3.05 acres to 3.39 acres (Assessor's Parcel Number 259-111-022-000); and 4) increasing parcel "Y" from 3.07 acres to 3.51 acres (Assessor's Parcel Number 259-092-013-000); and amending the final subdivision map to adjust building envelopes and scenic easements within the adjusted lots. The site is located at Mills Road and Via Malpas Road, Monterra Ranch, Greater Monterey Peninsula area.

Carl Holm described the project. The Greater Monterey Peninsula Land Use Advisory Committee recommended approval of the project. Staff recommended amending Conditions #4 and #6, to change “Record of Survey” to “Certificate of Correction on an Amending Map.

Derinda Messenger, representative for Monterra Ranch spoke regarding the Lot Line Adjustments, Map Act Amendments, Land Use Plan, and Zoning Ordinances.

After discussion regarding how Lot Line Adjustments have been processed for other parcels in Monterra Ranch, it was decided that Staff will check into it.

Al Mulholland moved, seconded by James McPharlin, and passed by the following vote to continue this item to the June 26, 2003, Agenda.

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

3. CANADA WOODS NORTH LLC (PLN030064)

Lot line adjustment between four undeveloped lots totaling 28.91 acres including: 1) increasing lot 67 from 5.01 acres to 6.09 acres (Assessor's Parcel Number 259-092-053-000); 2) reducing lot 68 from 11.28 acres to 6.34 acres (Assessor's Parcel Number 259-092-054-000); 3) increasing lot 70 from 10.01 acres to 12.99 acres (Assessor's Parcel Number 259-092-056-000), and 4) increasing parcel "U" from 2.61 acres to 3.49 acres (Assessor's Parcel Number 259-092-060-000); and amend the final subdivision map to adjust building envelopes and scenic easements within the adjusted lots. The site is located at Via Malpaso and Alta Tierra, Cañada Woods North, Greater Monterey Peninsula area.

Carl Holm requested that this project be continued also since it involved the same issues as in the Monterra Ranch project.

Derinda Messenger confirmed the same issues were present and although would like a shorter continuance, had no objection.

Al Mulholland moved, seconded by James McPharlin, and passed by the following vote to continue this item to the June 26, 2003, Agenda.

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

E. OTHER ITEMS

Ann Towner, Planning and Building Inspection Department stated that the format for the Agenda would be changed to show the Standard Subdivision Committee Agenda first and then the Minor Subdivision Committee. This was done due to the fact that Commissioner Hawkins does not vote on the Standard Subdivision Committee because they are usually referred to the Planning Commission.

Ann Towner recommended that the minute's format be changed to show only action minutes.

Ann Towner introduced Therese Schmidt and stated that Ms. Schmidt will attend in her place at the June 12, 2003, meeting.

ADJOURNMENT

Al Mulholland moved, seconded by James McPharlin, and passed by the following vote to adjourn the meeting at 10:28 a.m.

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

ATTEST

Ann Towner, Secretary

/lmr