

FINAL

MONTEREY COUNTY SUBDIVISION/MINOR SUBDIVISION COMMITTEE

June 12, 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; Therese Schmidt, Planning & Building Inspection; Laura Lawrence, Environmental Health; James McPharlin, Fire Marshall's Office; Bryce Hori, Public Works

Absent: Laurence Hawkins, Planning Commission; Richard Brandau, Parks Department; Ann Towner, Planning & Building Inspection

B. COMMENT PERIOD: Arden Handshy spoke regarding the appeal process and notification to applicant when the appeal period is over. After discussion it was decided that Therese Schmidt and/or Ann Towner will check into the process and bring it back to the next hearing.

C. APPROVAL OF MINUTES

Lawrence requested that on page 2 under #2, that the name Derinda Messenger be changed to the correct spelling.

Mulholland moved, seconded by McPharlin, and passed by the following vote to approve the minutes of May 29, 2003, as amended.

AYES: Mulholland, Schmidt, Lawrence, McPharlin, Hori

NOES: None

ABSENT: Hawkins, Brandau, Towner

ABSTAIN: None

D. SCHEDULED ITEMS

Minor Subdivision Committee

1. PROBASCO WILLIAM R & JOAN CO-T (PLN010273)

Coastal Development Permit for an equal lot line adjustment between two parcels resulting in a 0.48 acre parcel (Parcel 1: 243-281-001-000) increasing in size to 0.59 acres and a 1.19 acre parcel (Parcel 2: 243-281-002-000) decreasing in size to 1.08 acres. The property is located at 32683 Coast Ridge Road and 148 San Remo Road, Carmel Highlands, CA (Assessor's Parcel Number: 243-281-001-000 & 243-281-002-000, Carmel Area LUP (Coastal)).

Thom McCue described the project and stated it could be appealed to the Board of Supervisors and the California Coastal Commission.

9:15 a.m. Commissioner Hawkins arrived

Joan Probasco agreed to the conditions.

Mulholland moved, seconded by McPharlin, and passed by the following vote to approve the Coastal Development Permit, Resolution #03013, for PLN010273.

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

2. FEHR DALE J & JEANNE L TRS (PLN020530)

Coastal Development Permit for a lot line adjustment between three lots of 6.94 acres, 6.66 acres and 5.73 acres to result in three parcels with 9.33 acres (Assessor's Parcel Number 131-041-027-000) , 5.0 acres (Assessor's Parcel Number 131-041-028-000) and 5.0 acres (Assessor's Parcel Number 131-041-022-000) respectively. Parcel 131-041-027-000 has an existing house, two barns, a septic system, and a well while the two other lots are undeveloped. The project is located at the southwest corner of Castroville Boulevard and Ormart Road (14620, 14400 and 14596 Castroville Boulevard), North County, Coastal Zone.

Carl Holm described the project and recommended to delete Condition #4 because violations have been cleared and change Condition #6a to Condition #7 at the request of Water Resources. He noted a request from applicant to delete the remaining portion of Condition #6. He also noted a call from neighbor regarding applicant blocking drainage and that they were satisfied since there is no development at this time. Chair Lawrence requested to change Condition #6 wording from “septic envelope” to “septic disposal area.”

Anthony Lombardo appeared for the Fehr’s and preferred that Condition #6 regarding the record of survey map be deleted and that Condition #4 be deleted because there are no violations. Mr. Lombardo agreed to the amended conditions.

Following discussion of condition wording and order, Hawkins moved, seconded by Schmidt, and passed by the following vote to approve the Coastal Development Permit, Resolution # 03014, for PLN020530, as amended by Staff.

AYES: Mulholland, Schmidt, Lawrence, McPharlin, Hori, Hawkins

NOES: None
ABSENT: Brandau
ABSTAIN: None

3. KEIG DANIEL J TR (PLN020110)

Continued from 5/29/03. 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 first 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 and stated the applicant has withdrawn the part of the project dealing with the formerly known "Sarmont" Parcel, which is the in holding parcel (6.1 acre parcel) that would have been adjusted to 40 acres and that would have had a single family dwelling. The lot line adjustment applied for is between the large ranch property and the small LDR parcel. He read into the record Section 2.1 Resource Management Introduction, paragraph 4; 2.2 Visual Resources, 2.2.1 Overview, paragraph 3; 2.3 Environmentally Sensitive Habitats, 2.3.2 Key Policies, paragraph one; 4.4 Development Policies, 4.4.1 Key Policies, 4.4.2 General Policies, #7; 4.4.3 Specific Policies, Section A Resource Conservation #1; Section E Residential #5; and Section F Special Treatment #5 G.1 Development of Large Properties and Ranches.

Anthony Lombardo spoke on behalf of the Keig's and stated Staff has correctly revised the Conditions to eliminate the references to conditions that would be inappropriate except for Condition #8. Condition #8 appears to require that the owner of the 1.6 acre parcel require the owner of the 600 acre parcel to record scenic easements on the entire 600 acre parcel, in which there is no nexus. He requested that Condition #8 be deleted because there is no nexus to require a .6 acre addition to a 1 acre parcel and stated the deletion wouldn't effect the requirement on the development on the remaining 600 acres, those conditions remain in place.

There was discussion regarding the deletion of Condition #8 and if the Land Use Plan or the Ranch Management Plan is applicable.

Mulholland moved, seconded by Hawkins, and passed by the following vote to continue the project pending further clarification by County Counsel to June 26, 2003, and that if there is still no agreement between the applicant and Staff, that County Counsel be present to resolve any issues.

AYES: Mulholland, Schmidt, Lawrence, McPharlin, Hori, Hawkins
NOES: None

ABSENT: Brandau
ABSTAIN: None

E. OTHER ITEMS: None

ADJOURNMENT: The meeting was adjourned at 10:40 a.m.

ATTEST

ANN TOWNER, Secretary

/lmr