

Monterey County Subdivision/Minor Subdivision Committee
Thursday, July 10, 2003
FINAL MINUTES

A. ROLL CALL: 9:00 AM

PRESENT:

Fire Representative:	Jim McPharlin
Planning Commission Rep:	Laurence Hawkins
Health:	Laura Lawrence
Water Resources Agency:	Al Mulholland, Chair
Public Works:	Bryce Hori

ABSENT:

Parks Department:	Richard Brandau
Planning and Building Inspection:	Ann Towner

B. PUBLIC COMMENT – None

C. APPROVAL OF MINUTES:

It was moved by Hawkins, seconded by McPharlin and passed by the following vote to approve the minutes of June 26, 2003.

AYES: McPharlin, Hawkins, Lawrence, Mulholland, Hori

NOES: None

ABSENT: Brandau, Towner

Ann Towner, Planning and Building Inspection Department, arrived at 9:07 a.m.

D. SUBDIVISION ITEMS

1. DOUD JOHN EDWARD (PLN030027)

Lot Line Adjustment between two lots totaling 1,015 acres. Lot 9 (portion of Assessor's Parcel Number 243-211-020-000) would be reduced from 655 acres to 550 acres and increasing Lot 11 (portion of Assessor's Parcel Number 259-111-021-000) would be increased from 450 acres to 555 acres. Lot 9 has an existing house with a septic system and a barn; Lot 11 is vacant. The project is located east of Highway 1 between Soberanes Point and Kasler Point, approximately two miles north of Palo Colorado Road, Big Sur Area, Coastal Zone.

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Carl Holm, Senior Planner, presented the project. Staff recommended approval of the project subject to 7 conditions. The Big Sur Land Use Advisory Committee also recommended approval of the proposal.

Mike Cling, representative, gave a history of the project. He also stated that both Condition #6, which requires a biologist and licensed surveyor to map the environmentally sensitive habitat on both lots, and Condition #7, which requires conveyance of a Scenic and Conservation Easement to the County over the mapped habitat, are inappropriate and should be deleted.

Staff read a letter in opposition to the project from Donald Layne. Donald Layne was also present to voice his opposition.

After discussion, it was moved by McPharlin, seconded by Mulholland and passed by the following vote to approve PLN030027 with the deletion of Conditions #6 and 7.

AYES: McPharlin, Towner, Lawrence, Mulholland, Hori

NOES: None

ABSENT: Brandau

ABSTAIN: Hawkins

E. OTHER ITEMS: Discussion of the appeal process and distribution of final resolutions, in response to a request by Arden Handshy, was continued to the next meeting so Ann Towner could research the matter and bring back the information.

F. ADJOURNMENT: 9:25 a.m.

ATTEST:

Ann Towner, Secretary

/kb