

FINAL
MONTEREY COUNTY SUBDIVISION COMMITTEE
August 27, 2003
MINUTES

The Monterey County Subdivision Committee met at 8:22 a.m. at the Board of Supervisors Chambers of the Courthouse at 240 Church Street, Salinas, California.

A. ROLL CALL:

Present: Jim McPharlin, Fire Warden's Office
Al Mulholland, Water Resources Agency
Laura Lawrence, Environmental Health Division
Ann Towner, Planning and Building Inspection
Bryce Hori, Public Works Department
Richard Brandau, Parks Department
Linda Rotharmel, Senior Secretary

Absent: None

B. COMMENT PERIOD: None

C. SCHEDULED ITEMS

1. SOUTH COUNTY HOUSING CORP (PLN020136)

Modification of Conditions for a previously approved Combined Development Permit consisting of a Use Permit and Tentative Map to subdivide 2 parcels into 24 parcels for the development of 23 single family homes (100% affordable housing); and 4 multi-unit dwellings consisting of 15 affordable housing units. The property is located at 454 Boronda Road, Salinas (Assessor's Parcel Numbers 261-101-001-000 & 261-101-025-000), in the Boronda Redevelopment area.

Paul Muga, Associate Planner, thanked the Committee for attending the special public hearing to consider modifications to Condition #16 and #33 of PLN020136. Both modifications would defer payment of drainage fees and traffic impact fees after recordation of the Final Map. Payment of fees would be required prior to the issuance of building and/or grading permits. Condition #33 would also be modified to show the reduction of traffic impact fees to \$97,965.00, because three dwelling units already exist on the site which were not originally considered in calculation of that fee.

McPharlin asked why a special meeting was scheduled to consider these modifications, especially since the Committee's regular meeting is scheduled for the following day.

Lawrence stated that the item will be heard by the Planning Commission later in the day. Muga added that Section 19.08.005 of the County Subdivision Code requires the Subdivision Committee to make a recommendation on any modifications to Conditions of Approval for a Tentative Map before the Planning Commission may take final action on the request. Nick Nichols, Public Works, also explained that the Final Map is scheduled for

acceptance by the Board of Supervisors on September 9, 2003. The only way to meet the deadline is to have the Planning Commission approve the changes at today's meeting since the Commission will not meet again until September 10, 2003.

Nancy Wright, Senior Project Manager with South County Housing, agreed to the changes in the conditions. She expressed great appreciation to Committee members for convening a special meeting. She explained that South County Housing is trying to record the Final Map so they can obtain funding to pay the fees and complete the subdivision improvements and related construction as soon as possible to avoid bad weather during the rainy season.

Towner asked Mr. Mugan if the applicant is required to pay the fees prior to construction of any subdivision improvements. Mugan stated that the applicant would be required to pay the fees before construction of these improvements.

McPharlin moved, seconded by Mulholland, and passed by the following vote (Resolution #03018) to recommend approval of the modifications to Conditions #16 & 33 of PLN020136, as described above, and forward said request for modification of the two conditions of the previously approved Combined Development Permit to the Planning Commission for consideration.

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

D. ADJOURNMENT: The meeting was adjourned at 8:30 a.m.

ATTEST

ANN TOWNER, Secretary

AT/r