

FINAL

MONTEREY COUNTY SUBDIVISION/MINOR SUBDIVISION COMMITTEE

March 31, 2005

MINUTES

The Monterey County Subdivision Committee convened at 10:20 a.m. in the East Wing Conference Room of the Courthouse at 240 Church Street, Salinas, California.

A. ROLL CALL

Present: Jim McPharlin, Fire Warden's Office; Laurence Hawkins, Planning Commission; Al Mulholland, Water Resources Agency; Vice Chair Bryce Hori, Public Works Department; John Hodges, Environmental Health Division; Lynn Burgess, Parks Department; Lynne Mounday, Planning and Building Inspection Department

Absent: None

B. COMMENT PERIOD None

C. APPROVAL OF MINUTES – None scheduled.

D. SCHEDULED ITEMS

1. MORISOLI PARTNERSHIP ET AL (PLN020016)

Therese Schmidt, staff planner, gave a brief overview of the project continued from January 27, 2005 meeting.

Bryce Hori, Department of Public Works, added two additional conditions for mitigated traffic fee and legal right over Petti Road.

Anthony Lombardo, representative for Morisoli, commented on meeting with staff and other departments and review of Conditions #13, 25, 31, 59, 72, 75, 79, 80, 81, 82, 84, 91, 95-100, 107, 109, 123, 131, 132, 143, 145, 146, 150, 178, 199, 201, 208, 213, 220 and 221. Sheri Damon, Lombardo and Gilles, also spoke on the issues.

There was discussion by the Committee regarding an alternative on the parks, senior citizen housing, cut and fill, tree removal, park improvements, performance bond, and layout of subdivision.

Public Comment

Jeff Eikenberry, Grace Borsini, and Robert Dodge spoke in opposition of the project. Their concerns were traffic, easements, security, overburden of infrastructure, water system, density issue, sewer, and emergency vehicle impacts.

Joe Somaske and Mo Mohsin spoke in favor of the project.

Mr. Lombardo spoke on rebuttal.

The Committee responded to the issues.

John Hodges, Environmental Health Division, commented on irrigation and waste water handling.

Al Mulholland moved to continue the project to April 28, 2005, to provide an opportunity for staff to review proposed alternative design submitted by the applicant at the meeting and to provide an opportunity for the applicant to meet with staff regarding applicant requested changes to conditions and mitigation measures, seconded by John Hodges, and passed by the following vote:

AYES: McPharlin, Burgess, Mulholland, Hori, Hodges, Mounday
NOES: None
ABSENT: None
ABSTAIN: Hawkins (Minor Subdivision only)

Recess from 12:05 p.m. and reconvened at 12:17 p.m.

2. FOX CREEK RANCH (PLN030456)

Lynne Mounday requested a continuance to April 14, 2005, project needs to be noticed as Subdivision.

Al Mulholland moved to continue this project to April 14, 2005, and schedule it for Subdivision Committee, seconded by McPharlin, and passed by the following vote:

AYES: McPharlin, Burgess, Mulholland, Hori, Hodges, Mounday
NOES: None
ABSENT: None
ABSTAIN: Hawkins (Minor Subdivision only)

Convened at MINOR SUBDIVISION

3. HARTSOCK DAWN (PLN030641)

Eric Lee described the project.

There was Committee discussion on the location of horse corrals which will straddle two of the parcels, no further proposed development, and driveway access to the other parcels, and an easement to go over parcel for access.

Dawn Hartsock, applicant, addressed driveway easement, corral fence, and accepted conditions.

John Hodges moved to approve project, seconded by Larry Hawkins, and passed by the following vote: (Resolution #05005).

AYES: McPharlin, Hawkins, Mulholland, Hori, Hodges, Mounday
NOES: None

ABSENT: None

ABSTAIN: None

4. KILDUFF MARSHALL MADISON ET AL (PLN030586)

Brett Becker described project and read letters into the record and addressed concerns of the public.

Lynne Mounday, Planning and Building Inspection Department, inquired about existing and proposed house and which lot house #2 is on.

Eric Dyre, representative for applicant, passed out letter in support and accepted conditions.

Public Comment

Cliff Rowland spoke of concerns for future consideration, denial of application by Land Use Advisory Committee, esthetics value, parking, congestion, cumulative impacts, private view, driveway, and possibility of making it one lot and eliminate Lot Line Adjustment.

Lynne Mounday read Dr. Bruce Meyer's, Patricia Beny Conklin Trustee's, and Len and Phyllis Hughes' letter into record.

Mr. Dyre spoke on rebuttal.

John Hodges, Environmental Health Division, spoke of the improved situation.

There was discussion by the Committee on future development and floor area ratio.

Lynne Mounday moved to adopt the Mitigated Negative Declaration and Mitigation Monitoring Program and approve the project, seconded by Laurence Hawkins, and passed by the following vote: (Resolution #05006).

AYES: McPharlin, Hawkins, Mulholland, Hori, Hodges, Mounday

NOES: None

ABSENT: None

ABSTAIN: None

5. MAC LEAN-CLAIR PARTNERS ET AL (PLN040516)

Lynne Mounday, Planning and Building Inspection Department, described the project for Tim Johnston who had to leave.

Al Mulholland moved to approve staff recommendation, seconded by James McPharlin, and passed by the following vote: (Resolution #05007).

AYES: McPharlin, Hawkins, Mulholland, Hori, Hodges, Mounday

NOES: None

ABSENT: None

ABSTAIN: None

E. OTHER ITEMS

Vice Chair Hori requested election of officers for Chair and Vice Chair be placed on the next agenda. The nominations are Al Mulholland for Chair and John Hodges for Vice Chair.

F. ADJOURNMENT

The meeting was adjourned at 1:00 p.m.

ATTEST

LYNNE MOUNDAY, Secretary

LM/lmr