

F I N A L
MONTEREY COUNTY SUBDIVISION/MINOR SUBDIVISION COMMITTEE
NOVEMBER 10, 2005

MINUTES

The Subdivision Committee met at 9:41 a.m. in the Board of Supervisors Chambers of the Courthouse, 168 West Alisal Street, Salinas, California.

A. ROLL CALL:

PRESENT: Lynne Mounday, Secretary, Jim McPharlin, Laurence Hawkins (Minor Sub only), John Hodges, (Acting Chairman), Bryce Hori, and Al Mulholland.

ABSENT: None

B. PUBLIC COMMENT: NONE

C. APPROVAL OF MINUTES: NONE

D. SCHEDULED ITEMS:

Convened as Minor Subdivision Committee

1. MOON JOHN LEONARD III & SUZANN (PLN050310)

Carl Holm, Project Planner, presented the Combined Development Permit consisting of: a Coastal Development Permit for a Lot Line Adjustment between four parcels totaling 405 acres to increase Parcel A (Assessor's Parcel Number 418-021-047-000) from 40 acres to 62 acres, reduce Parcel B (Assessor's Parcel Number 418-021-048-000) from 165 acres to 105 acres, increase parcel C (Assessor's Parcel Number 418-021-049-000) from 40 acres to 108 acres, and reducing Parcel D (Assessor's Parcel Number 418-021-052-000) from 160 acres to 130 acres. Existing Parcels B and D each have one existing single family home. This permit would locate both units on Parcel B and includes a Coastal Development Permit to convert one existing single family home to a caretaker's unit on the reconfigured Parcel B. A dirt driveway to the site extends approximately 3 miles east from Old Coast Road at a point located approximately 2.5 miles southeast from the north end of Old Coast Road, Big Sur, Coastal Zone.

Environmental Health removed Conditions 6, septic envelopes, and 7, recording a deed notification for soils and percolation report.

John Bridges, representative, agreed to all the conditions.

It was moved by Hawkins, seconded by Mc Pharlin and passed by the following vote to approve the project as amended by staff.

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

NOES: None

ABSENT: None

2. JENKINS C W (PLN980663)

Paula Bradley, Project Planner, presented the Combined Development Permit consisting of: 1) a Minor Subdivision to subdivide one existing 23.43 acre lot of record into four lots of: 5 acres (Parcel 1); 5.55 acres

(Parcel 2); 6.28 acres (Parcel 3); and 6.60 acres (Parcel 4), including a 60 foot wide road and utilities easement across all parcels; and 2) a Use Permit for development on 30 percent or greater slopes to allow for road construction. The property is located on San Benancio Canyon Road, Salinas (Assessor's Parcel Number 416-444-007-000), approximately one third of a mile east of the intersection of San Benancio Canyon Road and Troy Road, Toro Area.

Wes Jenkins, owner, asked for a reduction in the inclusionary housing fee of \$4,500 (Condition #14). He also had concerns regarding (Condition #21) Traffic Mitigation Fee for Highway 68 improvements. The staff report reflects an existing driveway but none exists. Staff clarified zoning questions.

It was moved by Mounday, seconded by Hawkins and passed by the following vote to adopt the Mitigated Negative Declaration and Mitigation Monitoring Program and approve the Combined Development Permit as amended.

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

NOES: None

ABSENT: None

3. **LIGGETT HOWARD JOHN IV (PLN030040)**

Luis Osorio, Project Planner, presented the Combined Development Permit consisting of: 1) Lot Line Adjustment to adjust the boundary between two existing lots of record of 6.0 and 58.2 acres, resulting in two lots of approximately 14.0 and 50.2 acres respectively; and 2) Minor Subdivision tentative parcel map for the division of the resulting 50.2 acre lot into two lots of approximately 19.7 and 30.6 acres. The subject property is located at 29001 Robinson Canyon Road, (Assessor's Parcel Numbers 416-021-038-000 and 416-021-039-000), Robinson Canyon Road Area, Carmel Valley Master Plan Area.

John Bridges, representative, was present to answer questions.

It was moved by Mounday, seconded by Hawkins and passed by the following vote to close the hearing to the public and continue the item to December 8, 2005 to allow time to do a resolution of intent to approve the project.

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

NOES: None

ABSENT: None

E. **ADJOURNMENT**

The meeting was adjourned at 11:09 a.m.

ATTEST

Lynne Mounday, Secretary

LM:kb/ca