

FINAL
MONTEREY COUNTY SUBDIVISION/MINOR SUBDIVISION COMMITTEE
THURSDAY, DECEMBER 13, 2007
MINUTES

A. ROLL CALL: 9:06 a.m.

PRESENT:	Public Works:	Bryce Hori (Chair)
	RMA - Planning Department:	Jacqueline Onciano, Secretary
	Fire Representative:	Jim McPharlin, Vice Chair
	Water Resources Agency:	Tom Moss
	Environmental Health	Patrick Treffry
	Planning Commission Representative:	Keith Vandevere (Minor Sub only)
ABSENT:	Parks Department:	Lynn Burgess (Subdivision only)

B. PUBLIC COMMENT – Marjorie Kay spoke about the Pajaro Valley Water Management Agency issues, attending forums and offered that a county representative is needed.

C. APPROVAL OF MINUTES - The minutes for November 8, 2007.

It was moved by McPharlin, seconded by Moss and passed by the following vote to approve the minutes of November 8, 2007.

AYES:	Hori, Onciano, McPharlin, Moss, Treffry, Vandevere
NOES:	None
ABSENT:	Burgess

D. SCHEDULED ITEMS
MINOR SUBDIVISION COMMITTEE

1. GOLDBERG DAVID S & KERRI A PET (PLN070361)

CONTINUED FROM 11/8/07. COASTAL DEVELOPMENT PERMIT TO ALLOW A LOT LINE ADJUSTMENT WHERE 1,355 SQUARE FEET IS ADDED TO PARCEL A (ASSESSOR'S PARCEL NUMBER 009-032-014-000, 24230 SAN PEDRO LANE) AND 1,355 IS SUBTRACTED FROM PARCEL B (ASSESSOR'S PARCEL NUMBER 009-032-002-000, 24300 SAN PEDRO LANE) TO ACCOMMODATE AN EXISTING GARAGE ON PARCEL A THAT IS BUILT OVER THE PROPERTY LINE. THE PROPERTIES ARE LOCATED AT 24300 & 24230 SAN PEDRO LANE, CARMEL, COASTAL ZONE.

David Greene, Project Planner, presented the project.

Derinda Messenger, representative, agreed to the conditions.

Onciano made small housekeeping changes to Condition No. 2, Permit Approval Notice, the timing needs to be modified to "prior to issuance of building permit."

It was moved by Vandevere and seconded by McPharlin and passed by the following vote to approve the Coastal Development Permit as amended.

AYES: Moss, Onciano, McPharlin, Hori, Vandever, Treffry
NOES: None
ABSENT: None

BREAK – 9:20 a.m. RECONVENED – 9:35 a.m.

2. SPANISH CONGREGATION (ZA06672)

COASTAL DEVELOPMENT PERMIT FOR A MINOR SUBDIVISION OF 20 ACRES CREATING FOUR PARCELS OF 3 ACRES, 3 ACRES, 3 ACRES AND 11 ACRES. AN EXISTING CHURCH WILL REMAIN ON THE 11 ACRE PARCEL. THE PROPERTY IS LOCATED AT 125 SILL ROAD (KINGHALL ROAD), LAS LOMAS (ASSESSOR'S PARCEL NUMBER 412-071-003-000), NORTH COUNTY AREA, COASTAL ZONE.

Liz Gonzales, Project Planner, presented the project. Staff provided an errata memo for the changes and modifications to the staff report. The changes were discussed by staff.

McPharlin expressed concern regarding water availability. Staff replied that a can and will serve letter from California Water Service Company has been received and is in the file.

Tom Moss made changes to Condition No. 14, Road Improvement Plan – delete first sentence of condition and timing should be changed to “prior to issuance of grading permit and recordation.”

Alana Knaster, RMA Chief Assistant Director, clarified the definition of a pipeline project and answered questions.

John Bridges, representative, clarified a water question.

Public Comment: Marjorie Kay voiced opposition to the project.

McPharlin discussed the concern over water in North County.

Vandever relayed that he could not support the project due to water concerns.

Onciano inquired about direction from the Board regarding a pipeline cutoff date.

Carl Holm, RMA Assistant Director of Planning, gave clarification regarding policies governing this subdivision and read a portion of the Initial Study regarding water.

Moss relayed how the fee was used. He will support the project.

It was moved by Tom Moss to adopt the Mitigated Negative Declaration and approve the project. (Motion died for lack of a second).

It was moved by Vandever and seconded by McPharlin to direct staff to prepare a resolution to deny the project. (Motion failed).

BREAK – 10:45 a.m. RECONVENED – 11:05 a.m.

It was moved by Onciano, seconded by McPharlin and passed by the following vote to continue this item to January 31, 2008 to collect additional information

AYES: Hori, Onciano, McPharlin, Vandevere, Treffry
NOES: Moss
ABSENT: None

BREAK – 11:13 a.m. RECONVENED – 11:30 a.m.

Lynn Burgess was in attendance for the next item but Tom Moss and Patrick Treffry were not.

SUBDIVISION COMMITTEE

3. RANCHO LOS ROBLES (PLN970159)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE DEMOLITION OF TWO SINGLE FAMILY DWELLINGS, TWO BARNs, A GARAGE AND THE REMOVAL OF TWO MOBILEHOMES; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW A STANDARD SUBDIVISION CONSISTING OF THE DIVISION OF TWO PARCELS OF 16.96 AND 16.62 ACRES INTO 102 LOTS TO INCLUDE: 97 LOTS RANGING IN SIZE FROM 4,050 TO 19,742 SQUARE FEET, ONE - 1.76 ACRE COMMERCIAL PARCEL, ONE - 6 ACRE MULTI-FAMILY RESIDENTIAL PARCEL, ONE- 1.89 ACRE COMMUNITY RECREATION PARCEL, ONE MINI PARK, AND ONE COMMON AREA PARCEL; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF 25 OAK TREES; AND 4) A GENERAL DEVELOPMENT PLAN TO ALLOW COMMERCIAL OR PUBLIC/QUASI-PUBLIC DEVELOPMENT ON THE 1.76 ACRE COMMERCIAL PARCEL; AND 5) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF A FOUR UNIT APARTMENT COMPLEX. THE PROPERTY IS LOCATED AT 100 SILL ROAD, WATSONVILLE (ASSESSOR'S PARCEL NUMBERS 412-073-015-000 & 412-073-002-000), NORTH OF HALL ROAD, BETWEEN SILL AND HALL ROADS, LOS LOMAS AREA, NORTH COUNTY, COASTAL ZONE.

Alana Knaster discussed a continuance to December 20th at 9:00 a.m. to allow time to recirculate some sections of the EIR.

Public Comment: Marjorie Kay

It was moved by McPharlin, seconded by Onciano and passed by the following vote to continue this item to December 20, 2007 at 9:00 a.m. for a study session.

AYES: Onciano, McPharlin, Hori, Burgess
NOES: None
ABSENT: Moss, Treffry

E. OTHER MATTERS - NONE

F. DEPARTMENT REPORT - NONE

ADJOURNMENT: 12:00 noon

ATTEST:


JACQUELINE ONCIANO, SECRETARY

JO/ca:kb