

**FINAL  
MONTEREY COUNTY SUBDIVISION/MINOR SUBDIVISION COMMITTEE  
THURSDAY, DECEMBER 20, 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. SCHEDULED ITEMS - SUBDIVISION COMMITTEE**

**1. RANCHO LOS ROBLES (PLN970159)**

CONTINUED FROM 12/13/07. 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, RMA Chief Assistant Director, started off the study session with an overview of the project including some history.

David Greene, Project Planner, presented the project including a power point presentation showing alternatives.

Chuck Allen, applicant, was present.

Pam Silkwood, agent, presented three additional proposals.

North County Fire Chief spoke to the ingress/egress, adequate water, sprinkler systems and street names.

McPharlin agreed with duplicate street names and underground utilities. He suggested an entrance at Oak Ridge Road.

Alana Knaster spoke about retention and detention.

Marc Blum spoke to biological issues.

Chuck Allen spoke to school impact fees.

Pam Silkwood spoke to inclusionary housing.

Alana Knaster gave an overview of what was discussed amongst the committee and the applicant.

*BREAK – 10:25 a.m. RECONVENED – 10:40 a.m.*

Public Comment **in favor** of the project: James Weherity

Public Comment **in opposition** to the project: Pete Perez, Howard McGinnis, Courtney Kuhn, Diane Russell for Elkhorn Slough; Daniel Evans, Ken Walker, Daryl Darwise

It was moved by Onciano, seconded by McPharlin and passed by the following vote to continue the project to February 28, 2008.

AYES: Hori, Onciano, McPharlin, Moss, Treffry

NOES: None

ABSENT: Burgess

**ADJOURNMENT:** 11:30 a.m.

ATTEST:

  
JACQUELINE ONCIANO, SECRETARY

JO/ca:kb