

FINAL ACCEPTED
MONTEREY COUNTY MINOR/STANDARD SUBDIVISION COMMITTEE
THURSDAY, AUGUST 13, 2009
MINUTES

A. ROLL CALL: 9:00 A.M.

PRESENT:	Water Resources Agency:	Tom Moss, Chair
	RMA – Planning Department:	Jacqueline Onciano, Secretary
	Public Works:	Chad Alinio
	Environmental Health:	Roger VanHorn
	Parks Department:	David Lutes, (Standard Sub Only)
	Fire Representative:	Jim McPharlin, Vice-Chair
ABSENT:	Planning Commission Representative:	Keith Vandevere, (Minor Sub)

B. PUBLIC COMMENTS: None.

C. APPROVAL OF MINUTES: None.

D. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS: None.

Keith Vandevere not present for hearing.

E. COMMITTEE COMMENTS, REQUESTS AND REFERRALS: None.

F. SCHEDULED ITEMS:

1. 9:00AM - MARINA SQUARE PARTNERS LP - PLN030478

PROJECT PLANNER: CRAIG SPENCER. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT TO MERGE HALF OF LOT 16/LOT 18 (ONE LOT), 19, 20, 21 AND 22 (LOT A), AND 2) A COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT ADJUSTING THE LINE BETWEEN LOT A AND LOT 24 (LOT B), RESULTING IN TWO LOTS OF 29,962 SQUARE FEET (PARCEL A) AND 6,952 SQUARE FEET (PARCEL B). LOT NUMBERS ARE FROM THE RECORDED MAP OF CARMEL-BY-THE-SEA ADDITION NUMBER 7 (VOLUME 2, PAGE 24).THE PROJECT IS LOCATED AT 6489 SCENIC ROAD BETWEEN SCENIC ROAD AND CARMELO STREET (APNS: 009-471-026-000/LOT A & 009-471-014-000/LOT B), CARMEL AREA, COASTAL ZONE. RECOMMENDED ACTION: APPROVE PROJECT

Craig Spencer, Project Planner, Presented Project.

Staff stated that it is a lot merger and a lot line adjustment.

Applicant: Not present.

Public Comment: None.

Mrs. Onciano: Questioned staff if he knew that applicant would not be present. Staff stated no.

Mrs. Onciano: Modified corrections (typos) to findings.

Secretary trailed item for staff to contact applicant to see if they will attend and Public Works asked to ask them if conditions are acceptable.

Mr. Tom Moss trailed item until end of hearing to give ample time for staff to contact applicant.

2. 9:00AM - BELLA INVESTMENTS GP - PLN050196

PROJECT PLANNER: TAVEN KINISON BROWN. ENVIRONMENTAL STATUS: MITIGATED NEGATIVE DECLARATION. PROJECT DESCRIPTION: MINOR SUBDIVISION TENTATIVE MAP TO DIVIDE ONE (APPROXIMATELY) 45.7 ACRE PARCEL INTO THREE (3) PARCELS OF 8.28 - LOT 1; 8.67 ACRES - LOT 2; AND 25.75 ACRES - LOT 3. IN ADDITION, LOT 3 WILL PROVIDE A VIEWSHED EASEMENT OF 8.2 ACRES. THE PROPERTY IS LOCATED AT 2666 NORTH EL CAMINO REAL, SALINAS (ASSESSOR'S PARCEL NUMBER 125-215-041-000), NORTH COUNTY NON-COASTAL AREA. THE PROJECT WILL INCLUDE DEMOLITION OF TWO EXISTING RESIDENCES, PROVIDING ONE UNIT PER PROPERTY, TO ENSURE COMPLIANCE WITH SEPTIC SYSTEM REQUIREMENTS. RECOMMENDED ACTION: ADOPT MITIGATED NEGATIVE DECLARATION WITH MITIGATION MONITORING PLAN AND APPROVE PROJECT

Mr. Taven Kinison-Brown, Project Planner, presented project.

Staff made clarification regarding the LUAC recommendation - LUAC did not have a quorum at that time. Staff read into record changes to Findings and Evidence I.

Discussion regarding the Staff Report, Tentative Subdivision Map, Conditions, Findings and Evidence between Staff and Committee.

Mark Cooper, Applicant: Clarified the background of project. Identified the houses that would be removed (2674)

Mrs. Onciano: Clarified what would be happening with each address. Applicant agreed.

Public Works: Stated that the acreage needs to be adjusted.

Public Comment: None.

Mrs. Onciano: Stated that the Findings and Evidence needs to be revised. Staff asked if further analysis needed to be done.

It was moved by Mrs.Onciano to continue to August 27, 2009 with what is proposed, the conditions from Water Resources Agency, the discussion of B-8 and Staff Report have strikeouts and underline. Condition 1 to outline the project description. Seconded by Mr. McPharlin.

AYES: McPharlin, Alinio, Onciano, VanHorn, Moss, Lutes
NOES: None.
ABSENT: Vandevère
ABSTAIN: None.

Break 9:45 A.M.

Reconvene 9:55A.M. – SUBDIVISION COMMITTEE - David Lutes present.

3. 9:30AM - STEINY DOUGLAS & LISA - PLN090060

PROJECT PLANNER: ANNA QUENGA. ENVIRONMENTAL STATUS: ADDENDUM TO COMBINED DEVELOPMENT PERMIT. PROJECT DESCRIPTION: AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT AND GENERAL DEVELOPMENT PLAN (PLN060638) CONSISTING OF A STANDARD SUBDIVISION VESTING TENTATIVE MAP TO ALLOW THE DIVISION OF AN EXISTING 1.57 ACRE PARCEL INTO ONE PARCEL OF 5,135 SQUARE FEET (UNIT 1); ONE PARCEL OF 2,365 SQUARE FEET (UNIT 2); AND FOUR PARCELS OF 1,329 SQUARE FEET (UNITS 3, 4, 5, AND 6); AND A 1.39 ACRE COMMON AREA PARCEL (PARCEL A), RESPECTIVELY. THE PROPOSED SUBDIVISION WILL SEPARATE THE SIX BUILDINGS WHICH WERE APPROVED UNDER FILE NO. PLN060638 INTO SEPARATE CONDOMINIUM UNITS. THE PROPERTIES ARE LOCATED 25 WEST CARMEL VALLEY ROAD, CARMEL VALLEY (ASSESSOR PARCEL NUMBER'S 187-433-017-000 AND 187-433-018-000) CARMEL VALLEY MASTER PLAN. RECOMMENDED ACTION: RECOMMEND APPROVAL TO PLANNING COMMISSION

Anna Quenga, Project Planner, Presented Project.

Staff referred to Errata for correction to project scoring.

Discussion regarding modifications to conditions between Staff and Committee.

Anthony Lombardo, Representative: Thanked Anna Quenga for great job.

Public Comment: None.

Discussion agreement with modifications to project between Staff and Committee.

Mr. Alinio moved to approve project with modifications seconded by McPharlin.

AYES: McPharlin, Alinio, Onciano, VanHorn, Moss, Lutes
NOES: None.
ABSENT: None.
ABSTAIN: None.

Break

Reconvene: Item 1.

1. 9:00AM - MARINA SQUARE PARTNERS LP - PLN030478

PROJECT PLANNER: CRAIG SPENCER. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT TO MERGE HALF OF LOT 16/LOT 18 (ONE LOT), 19, 20, 21 AND 22 (LOT A), AND 2) A COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT ADJUSTING THE LINE BETWEEN LOT A AND LOT 24 (LOT B), RESULTING IN TWO LOTS OF 29,962 SQUARE FEET (PARCEL A) AND 6,952 SQUARE FEET (PARCEL B). LOT NUMBERS ARE FROM THE RECORDED MAP OF CARMEL-BY-THE-SEA ADDITION NUMBER 7 (VOLUME 2, PAGE 24).THE PROJECT IS LOCATED AT 6489 SCENIC ROAD BETWEEN SCENIC ROAD AND CARMELO STREET (APNS: 009-471-026-000/LOT A & 009-471-014-000/LOT B), CARMEL AREA, COASTAL ZONE. RECOMMENDED ACTION: APPROVE PROJECT

Discussion and modification to project between Staff, Committee and Applicant.

It was moved by Rick Sawerin to approve project with modifications and seconded by Janna Faulk.

AYES: McPharlin, Alinio, Onciano, Faulk, Moss, Lutes
NOES: None.
ABSENT: None.
ABSTAIN: None.

G. OTHER MATTERS:


Mr. Moss asked that Public Works Department review Chapter 18.46. Mr. Moss stated to bring back September 10, 2009.

H. DEPARTMENT REPORT: None.

I. ADJOURNMENT: 10:20 A.M.

Date Adopted: February 25, 2010

ATTEST:


JACQUELINE R. ONCIANO, SECRETARY

JO/vc