

FINAL ACCEPTED
MONTEREY COUNTY MINOR/STANDARD SUBDIVISION COMMITTEE
THURSDAY, SEPTEMBER 9, 2010
MINUTES

A. ROLL CALL: 9:00 a.m.

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

B. PUBLIC COMMENTS: None.

C. APPROVAL OF MINUTES: July 29, 2010, August 12, 2010.

Chair Moss, the Approval of Minutes will be continued to the next meeting.

D. SCHEDULED ITEMS: MINOR SUBDIVISION COMMITTEE

1. TROSKY IAN ANDREW & AMY MARIE - PLN080451

PROJECT PLANNER: RAMON MONTANO. **ENVIRONMENTAL STATUS:** CATEGORICALLY EXEMPT. **PROJECT DESCRIPTION:** COASTAL DEVELOPMENT PERMIT TO ALLOW LOT LINE ADJUSTMENT BETWEEN TWO DEVELOPED LEGAL LOTS OF 2.26 ACRES (ASSESSOR'S PARCEL NUMBER 241-241-004-000), AND 1.06 ACRES (ASSESSOR'S PARCEL NUMBER 241-241-009-000). THE ADJUSTMENT WILL RESULT IN TWO PARCELS OF 1.26 ACRES AND 2.06 ACRES RESPECTIVELY. THE PROPERTIES ARE LOCATED AT 220 UPPER WALDEN ROAD AND 227 LOWER WALDEN ROAD, CARMEL, CARMEL HIGHLANDS AREA, COASTAL ZONE.

Project Planner Ramon Montano announced the applicant is not present and requested to trail the item until after item number 2.

9:10 a.m. break

9:20 a.m. reconvened as Standard Subdivision Committee

Committee Member Lutes is present and Committee Member Vandevere steps down.

E. SCHEDULED ITEMS: STANDARD SUBDIVISION COMMITTEE

2. WHISPERING OAKS/MST - PLN090071

PROJECT PLANNER: CRAIG SPENCER. **ENVIRONMENTAL STATUS:** ENVIRONMENTAL IMPACT REPORT. **PROJECT DESCRIPTION:** 1) CONSIDERED THE DRAFT EIR WITH THE ATTACHED MITIGATED MONITORING AND REPORTING PROGRAM; AND 2) RECOMMENDED TO THE PLANNING COMMISSION APPROVAL OF THE MONTEREY-SALINAS TRANSIT AND WHISPERING OAKS BUSINESS PARK COMBINED DEVELOPMENT PERMIT CONSISTING OF: a) STANDARD SUBDIVISION PHASED VESTING TENTATIVE MAP DIVIDING TWO PARCELS OF 30.3 ACRES AND 85.2 ACRES (ASSESSOR'S PARCEL NUMBER 031-101-041-000 AND 031-101-056-000) INTO 16 BUILDABLE LOTS INCLUDING A 24.4ACRE LOT AND 15 SMALLER LOTS RAGING IN SIZE FROM 1 ACRE TO 3 ARCES, A ROADWAY PARCEL (APPROXIMATELY 7.4 ACRES), A DRAINAGE DETENTION AND PERCOLATION PARCEL (APPROXIMATELY 1.7 ACRES), AND TWO OPEN SPACE PARCELS (APPROXIMATELY 49 ACRES AND 8.7 ACRES); b) GENERAL DEVELOPMENT PLAN ESTABLISHED ALLOWED USE OF A LIGHT COMMERCIAL AND INDUSTRIAL CHARACTER WITH A "GREEN BUSINESS PARK" THEME, ESTABLISHED CONDITIONAL USE ALLOWED FOR MORE INTENSIVE USES, ESTABLISHED SITE DEVELOPMENT STANDARDS AND DESIGN CRITERIA, AND GUIDING OPERATIONS FOR THE PROPOSED WHISPERING OAKS BUSINESS PARK; c) GENERAL DEVELOPMENT PLAN AND USE PERMIT TO ALLOW FOR THE DEVELOPMENT OF THE MONTEREY-SALINAS TRANSIT (MST) ADMINISTRATIVE AND MAINTENANCE FACILITY CONTAINING THE FOLLOWING: 1) A 36,000 SQUARE FOOT THREE-STORY ADMINSTRATIVE BUIDLING; 2) A 96,450 SQUARE FOOT TWO-STORY BUS MAINTENANCE BUILDING; 3) AN 18,620 SQUARE FOOT FUEL/BRAKE/TIRE/ BUILDING WITH UNDERGROUND TANKS ATTACHED BY A CANOPY TO AN 8,373 SQUARE FOOT BUS WASH/STEAM CLEANING BUILDING; AND 4) APPROXIMATELY 15 ACRES OF PAVED PARKING TO ACCOMMODATE UP TO 281 BUSSES AND 388 AUTOMOBILE; d) USE PERMIT TO ALLOW THE REMOVAL OF APPROXIMATELY 2,400 COAST LIVE OAK TREES ON LOT 1 (MST PARCEL); AND e) USE PERMIT TO ALLOW THE REMOVAL OF APPROXIMATELY 2,000 COAST LIVE OAKS ON LOTSS 2 THROUGH 16, AND FOR INFRASTRUCTURE IMPROVEMENTS. THE PROPERTY IS LOCATED AT 10601 INTER-GARRISON ROAD, MARINA (ASSESSOR'S PARCEL NUMBER 031-101-041-000 AND 031-101-056-000), GREATER MONTEREY PENINSULA AREA PLAN.

Project Planner, Craig Spencer presented project and discussed the Drainage Improvements, PG&E gas line and recommended continuance to the September 30, 2010 hearing.

Committee Member Onciano questioned the request for continuance to September 30, 2010 and pad grading.

John Ford, Planning Manager stated the Hearing today is to review the General Development Plan, Use Permit.

Committee Member Lutes, Parks Department, stated the Parks Department did not comment on the project because the State Mandate for Recreational Parks, removal of habitat, educational value, Oak woodlands, and Buffer Zone. The Buffer Zone should be commented on the next FEIR Conservation Plan.

Committee Member McPharlin discussed the Fire Districts of Marina and Monterey

John Ford, Planning Manager clarified the Fire Districts of Marina and Monterey and the conditions.

Jim Cook, Housing and Redevelopment.

Hunter Horvath, Assistant for Monterey-Salinas Transit, discussed.

Laura Forbes, Contract Planner with the Housing and Redevelopment Agency, discussed their areas of the project.

Committee Comment: None.

Public Comment: None.

Committee Member Onciano stated the issues of concern are the Access, the layout of the General Development Plan; the outline the height, the parking for the Monterey-Salinas Transit, the Whispering Oaks General Uses, the Visual Impact and the removal of Oak Trees

It was moved by Committee Member McPharlin, seconded by Committee Member Onciano to continue to September 30, 2010.

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

10:30 a.m. break to reconvene as the Minor Subdivision Committee.

10:35 a.m. reconvene as the Minor Subdivision Committee Item 2.

3. TROSKY IAN ANDREW & AMY MARIE - PLN080451

PROJECT PLANNER: RAMON MONTANO. **ENVIRONMENTAL STATUS:** CATEGORICALLY EXEMPT. **PROJECT DESCRIPTION:** COASTAL DEVELOPMENT PERMIT TO ALLOW LOT LINE ADJUSTMENT BETWEEN TWO DEVELOPED LEGAL LOTS OF 2.26 ACRES (ASSESSOR'S PARCEL NUMBER

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Project Planner, Ramon Montano, presented project.

Committee Member Onciano needed clarification regarding the Lot Line Adjustment, existing well, trees and set backs, Parcel 009, the Access Road, the Garran's Parcel 1, 9 and the retaining wall.

Committee Member Silva, Environmental Health Bureau clarified the existing well, existing trees, and Lot Line Adjustment and Set Backs.

Ian Trosky, Owner discussed the Set Backs, Lot Line Adjustment, septic, and agrees with the conditions.

Public Comment: None.

It was moved by Committee Member Silva, seconded by Committee Member McPharlin to continue to September 30, 2010.

AYES: McPharlin, Vandever, Moss, Onciano, Silva, Alinio
NOES: None.
ABSENT: None.
ABSTAIN: None.

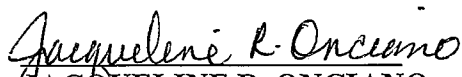
F. DEPARTMENT REPORT:

Committee Member Onciano reported the Planning Commission is recommending to the Board of Supervisors to disband the Minor and Standard Subdivision Committee on September 29, 2010.

G. ADJOURNMENT: 11:05 a.m.

Date Adopted: February 24, 2011

ATTEST


JACQUELINE R. ONCIANO

JRO/vc