

FINAL ACCEPTED
MONTEREY COUNTY MINOR/STANDARD SUBDIVISION COMMITTEE
THURSDAY, SEPTEMBER 30, 2010
MINUTES

A. ROLL CALL: 9:05 a.m.

PRESENT:	Water Resources Agency:	Tom Moss, Chair
	Fire Representative:	Jim McPharlin, Vice-Chair
	Planning Department:	Jacqueline R. Onciano, Secretary
	Public Works:	Chad Alinio
	Water Resources:	Nicki Silva
ABSENT:	Planning Commission Representative:	Keith Vandevere

B. PUBLIC COMMENTS: None.

C. APPROVAL OF MINUTES: July 29, 2010, August 12, 2010, September 9, 2010.

Chair Moss stated no minutes to approve.

D. SCHEDULED ITEMS: MINOR SUBDIVISION COMMITTEE

1. 9:05A.M. - COLE GLORIA TR ET AL - PLN100212

PROJECT PLANNER: ANNA QUENGA. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT BETWEEN TWO LEGAL LOTS OF RECORD CONSISTING OF ONE 67.4 ACRE PARCEL (PARCEL B) AND ONE 135.71 ACRE PARCEL (PARCEL C) RESULTING IN ONE LOT OF 81.98 ACRES (PARCEL B1) AND ONE LOT OF 121.13 ACRES (PARCEL C1). THE PROPERTY IS LOCATED AT 118 MOLERA ROAD (ASSESSOR'S PARCEL NUMBER 135-021-004-000 AND 135-011-004-000), NORTH COUNTY LAND USE PLAN AREA, COASTAL ZONE.

Project Planner, Anna Quenga, presented project.

Committee Comment: None.

Jim Heizinger, Representative for the Applicants, Henry and Barbara Bellone, agreed with the conditions of approval. Mr. Michael Cling, Representative for the Applicants, the Cole Family also agree with the conditions of approval.

Public Comment: None.

Staff clarified the project is not under a Williamson Act Contract.

It was moved by Committee Member Silva, seconded by Committee Member Alinio and passed by the following vote to approve PLN100212 based on the findings and evidence subject to the conditions of approval.

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

9:13 a.m. break

9:20 a.m. reconvene

2. 9:20A.M. - TROSKY IAN ANDREW & AMY MARIE - PLN080451

PROJECT PLANNER: RAMON MONTANO. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: CONTINUED FROM SEPTEMBER 9, 2010. 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, presented project and discussed and clarified the corrections made to the Staff Report.

Discussion regarding the Environmental Health Bureau's Non-Standard Condition and the projects acreage between Committee and staff.

Applicant Comment: Mr. Ian Trosky, Applicant agreed to the conditions of approval.

Committee Comment: None.

It was moved by Committee Member Onciano, seconded by Committee Member Silva and passed by the following vote to approve the Coastal Development Permit with all recommended changes.

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

E. SCHEDULED ITEMS: STANDARD SUBDIVISION COMMITTEE

3. 9:20A.M. - WHISPERING OAKS/MST - PLN090071

PROJECT PLANNER: CRAIG SPENCER. ENVIRONMENTAL STATUS: ENVIRONMENTAL IMPACT REPORT. PROJECT DESCRIPTION: CONTINUED FROM SEPTEMBER 9, 2010. 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, requested a continuance to October 28, 2010 rather than October 14, 2010.

Public Comment: None.

Committee Comment: None.

It was moved by Committee Member McPharlin, seconded by Committee Member Alinio to continue PLN090071 to the October 28, 2010 Standard Subdivision Hearing.


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

F. DEPARTMENT REPORT: Committee Member Onciano stated the date for the Subdivision Ordinance will go before the Planning Commission at the end of October; then to the Board of Supervisors in November.

G. ADJOURNMENT: 9:37 a.m.

Date Adopted: February 24, 2011

ATTEST


JACQUELINE R. ONCIANO

JRO/vc