

FINAL ACCEPTED
MONTEREY COUNTY STANDARD/MINOR SUBDIVISION COMMITTEE
THURSDAY, FEBRUARY 25, 2010
MINUTES

A. ROLL CALL: 9:00AM

PRESENT: Fire Representative:	Jim McPharlin, Vice Chair
Water Resources:	Tom Moss, Chair
RMA - Planning Department:	Jacqueline Onciano, Secretary
Environmental Health Agency:	Janna Faulk
ABSENT: Planning Commission Representative:	Keith Vandevere (Minor Sub)
Public Works:	Chad Alinio

B. PUBLIC COMMENTS: None.

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS:

Mrs. Onciano: Stated correction to Item 2 - PLN090109 the project description should read for the removal of (3) oak trees; (one 7-inch, one 8-inch, and one 9-inch double stumped oak tree).

D. APPROVAL OF MINUTES: January 8, January 29, April 9, April 30, May 14, May 28, June 11, August 13, August 27, September 10, September 24, October 8, October 29, 2009.

Committee Comments: Ms. Faulk on behalf of Water Resources Agency: Stated she was only present at the August 27, 2009 hearing and this is the only date she can comment on. Mr. Moss: Made a minor correction for September 10, 2009; He did not attend the meeting. Mr. Trapani was - present and listed as the Chair; but Mr. McPharlin was the Chair for the meeting. Mrs. Onciano and Mr. Moss: Clarified quorum to accept minutes with corrections; but to not approve the minutes. Having the minutes posted on the Planning Website for availability. It was moved by Mr. McPharlin and seconded by Ms. Faulk to accept the minutes with corrections. Mr. McPharlin: Stated correction should be made to all the minutes and should read who the chair at the meeting was.

E. COMMITTEE COMMENTS, REQUESTS AND REFERRALS: None.

Break at 9:09 A.M. Reconvene at 9:23 A.M.

F. SCHEDULED ITEMS - MINOR SUBDIVISION:

1. 9:20AM - CURRAN DANIEL R & MARLA A SHER - PLN090245

PROJECT PLANNER: BRITTANYANN ARMER. ENVIRONMENTAL STATUS: EXEMPT PER SECTION 15305(A) PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A LOT LINE ADJUSTMENT BETWEEN TWO LEGAL LOTS OF RECORD - PARCEL 1; 3.2 ACRES (ASSESSOR'S PARCEL NUMBER 416-445-044-000) AND PARCEL 2; 1.1 ACRES (ASSESSOR'S PARCEL NUMBER 416-445-045-000), RESULTING IN TWO LOTS OF 1.1 ACRES (PARCEL A) AND 3.2 ACRE LOT (PARCEL B) RESPECTIVELY; AND 2) A USE PERMIT IN ACCORDANCE WITH TITLE 21 (ZONING ORDINANCE), SECTION 21.68.020 TO ALLOW MODIFICATIONS TO AN EXISTING LEGAL NON-CONFORMING USE RELATIVE TO LOT SIZE (DENSITY). THE PROPERTY IS LOCATED AT AND ADJACENT TO 1775 CORRAL DEL CIELO, SALINAS (ASSESSOR'S PARCEL NUMBER 416-445-044-000 & 416-445-045-000), TORO AREA PLAN. RECOMMENDED ACTION: APPROVE PROJECT

Mrs. Brittanyann Armer, Project Planner, presented project.

Discussion and clarification with LUAC Meeting Notes, Parcel Number, Correction to Staff Report to replace Categorical Exemption 15301e to Categorical Exemption 15305a, Right of Way Easement, Drainage Easement, Lot Line Adjustment Map between Committee and Staff.

Mr. Dan Curran, Owner: Discussion regarding Access and Drainage Easement between Committee. Mr. Curran: Agrees with conditions and changes.

Public Comment: None.

Committee Comments: Discussion and clarification, corrections between Staff, Committee and Mr. Curran, Owner: regarding an additional Condition of Approval (Condition No.7). The condition would read Prior to Recording the record of survey the Lot Line Adjustment Map shall be submitted to the Public Works Department for review and approval of the proposed access and utility easements. The approved easements and associated notes shall be recorded with the record of survey. Mr. Curran, Owner: Agrees.

It was moved by Mr. McPharlin and seconded by Mrs. Onciano with changes.

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

2. 9:30AM - CZERWIAK GUILLERMO & KRISTA - PLN090109

PROJECT PLANNER: ANNA QUENGA. ENVIRONMENTAL STATUS: EXEMPT. PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL DEVELOPMENT PERMIT TO ALLOW A LOT LINE ADJUSTMENT BETWEEN TWO LEGAL LOTS OF RECORD CONSISTING OF ONE .417 ACRE PARCEL (ASSESSOR'S PARCEL NUMBER 241-131-019-000) AND ONE .650 ACRE PARCEL (ASSESSOR'S PARCEL NUMBER 241-131-005-000) RESULTING IN ONE LOT OF .442 ACRES (ASSESSOR'S PARCEL NUMBER 241-131-019-000) AND ONE LOT OF .625 ACRES (ASSESSOR'S PARCEL NUMBER 241-131-005-000); 2) A COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF THREE (3) OAK TREES (ONE 7-INCH, ONE 8-INCH, AND ONE 9-INCH DOUBLE STUMP); AND 3) DESIGN APPROVAL FOR THE CONSTRUCTION OF A NEW 504 SQUARE FOOT DETACHED CARPORT. MATERIALS AND COLORS TO MATCH THE EXISTING SINGLE FAMILY DWELLING. THE PROPERTIES ARE LOCATED AT 125 CYPRESS WAY, CARMEL (ASSESSOR'S PARCEL NUMBER 241-131-019-000) AND 124 FERN CANYON ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 241-131-005-000), CARMEL HIGHLANDS AREA, COASTAL ZONE. RECOMMENDED ACTION: APPROVE PROJECT.

Anna Quenga, Project Planner, presented project.

Clarification by the staff regarding the slope of the driveway, grading and recommend correction to Condition number 3, stating that the permit be granted for a time period of (3) years.

Robert Carver, Architect: Accepting conditions as amended.

Public Comment: None.

Committee Comment: None.

It was moved by Ms. Faulk and seconded by Mr. McPharlin to categorically exempt the project from environmental review and approve project with changes.

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

G. OTHER MATTERS:

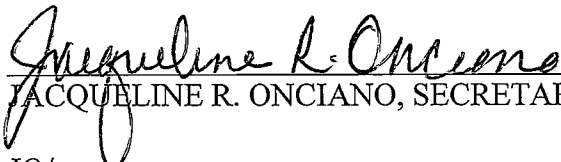
Mr. Onciano: Stated Planning Department is making a commitment to have minutes prepared for the next meeting to be approved as required. Mr. Moss: Discussion regarding the County Code 18.46 Cal Am Water update from the Planning Department. Mrs. Onciano: Clarified the handling of ordinance and will bring the County Code 18.46 Cal Am Water update back to the next meeting.

H. DEPARTMENT REPORT: None.

I. ADJOURNMENT: 10:00 A.M.

Date Adopted: February 25, 2010

ATTEST:


JACQUELINE R. ONCIANO, SECRETARY
JO/vc