

FINAL
MONTEREY COUNTY MINOR/STANDARD SUBDIVISION
COMMITTEE MEETING
THURSDAY, JANUARY 13, 2011
MINUTES

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

PRESENT:	Water Resources Agency:	Tom Moss (Chair)
	Fire Representative:	Jim McPharlin, (Vice-Chair)
	RMA-Planning Department:	Jacqueline R. Onciano (Secretary)
	Public Works Department:	Chad Alinio
	Environmental Health Bureau:	Roger Van Horn
	Parks Department:	David Lutes (Subdivision Only)
	Planning Commission Representative:	Keith Vandevere (Minor Subdivision Only)

B. PUBLIC COMMENTS: None.

C. APPROVAL OF MINUTES: July 29, 2010, August 12, 2010, September 9, 2010, September 30, 2010, November 18, 2010, December 9, 2010

Chair Moss stated we have corrections that are necessary. The minutes will be heard at our next meeting.

D. SCHEDULED ITEMS: MINOR SUBDIVISION COMMITTEE

1. O'NEIL PROPERTIES LP. - PLN080415

PROJECT PLANNER: LIZ GONZALES. **ENVIRONMENTAL STATUS:** CATEGORICALLY EXEMPT. **PROJECT DESCRIPTION:** COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT FOR AN EQUAL EXCHANGE OF 84 SQUARE FEET BETWEEN ASSESSOR'S PARCEL NUMBER 008-551-012-000 AND THE COMMON AREA OF THE PEBBLE BEACH TOWNHOMES DESCRIBED AS ASSESSOR'S PARCEL NUMBER 008-551-015-000; 2) A VARIANCE TO INCREASE THE ALLOWED BUILDING SITE COVERAGE FROM 35% TO 46% AND FLOOR AREA RATIO FROM 25% TO 36% FOR A 63 SQUARE FOOT ADDITION; AND 3) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 3301 17 MILE DRIVE UNIT NO. 21, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-551-012-000 AND 008-551-015-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Project Planner, Liz Gonzales, presented the project.

Discussed ensued regarding the issue of a variance.

Committee Member Alinio requested clarification on the Proposed Tentative Map's dimensions.

Tracy Goodsel, Representative for the Applicant.

Public Comment: None.

9:27 a.m. break

9:35 a.m. reconvene

Staff discussed and clarified the project description. The proposed construction reads 33 square feet. The Proposed Tentative Map reads 63 square feet. The owner agreed to 33 square feet.

Committee Member Vandevere suggested to continue the item.

Chair Moss stated a New Tentative Map and description that is consistent, needs to be presented to the committee.

It was moved by Committee Member Onciano, seconded by Committee Member Vandevere to continue the item to February 24, 2011.

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

9:50 a.m. break

*9:55 a.m. reconvened as the Standard Subdivision Committee.
Committee Member David Lutes is present and Committee Member Keith Vandevere,
Planning Commission Representative stepped down.*

E. SCHEDULED ITEMS: STANDARD SUBDIVISION COMMITTEE

1. WHISPERING OAKS/MST - PLN090071

PROJECT PLANNER: CRAIG SPENCER. **ENVIRONMENTAL STATUS:** ENVIRONMENTAL IMPACT REPORT. **PROJECT DESCRIPTION:** CONTINUED FROM DECEMBER 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 ADMINISTRATIVE BUILDING; 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 BUSES AND 388 AUTOMOBILES; 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 LOTS 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 January 27, 2011.

Public Comment: None.

Staff informed the committee the applicant is in negotiations with CSUMB and is working on a draft agreement.

Committee Member Onciano suggested to staff and the committee to continue the item to January 27, 2011 or February 10, 2011.

Craig Spencer, Project Planner requested to trail the item to confirm with the applicant regarding the continuance date.

It was moved by Committee Member Onciano, seconded by Committee Member McPharlin to trail the item to 10:25 a.m. to allow staff to speak to the Redevelopment Agency.

10:20 a.m. break

10:25 a.m. reconvene

Craig Spencer, Project Planner stated the applicant is requesting a continuance to February 10, 2011 rather than January 27, 2011.

It was moved by Committee Member Onciano, seconded by Committee Member Lutes to continue the Whispering Oaks Application to February 10, 2011.

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

10:27 a.m. break

10:32 a.m. reconvene

2. 10:30A.M. - RIGOULETTE, LLC (VILLAS DE CARMELO) - PLN070497

PROJECT PLANNER: LIZ GONZALES. **ENVIRONMENTAL STATUS:** ENVIRONMENTAL IMPACT REPORT. **PROJECT DESCRIPTION:** CONTINUED FROM DECEMBER 9, 2010. COMBINED DEVELOPMENT PERMIT TO REDEVELOP THE EXISTING CARMEL CONVALESCENT HOSPITAL SITE, GENERALLY LOCATED AT THE NORTHWEST CORNER OF HIGHWAY ONE AND VALLEY WAY, WITH A 46-UNIT CONDOMINIUM PROJECT. REQUIRED ENTITLEMENTS INCLUDE: 1) STANDARD SUBDIVISION FOR A VESTING TENTATIVE MAP TO SUBDIVIDE 3.68 ACRES IN TO 46 CONDOMINIUM PARCELS AND COMMON OPEN SPACE; 2) LOCAL COASTAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FROM MEDIUM DENSITY RESIDENTIAL, TWO UNITS PER ACRE (MDR/2) TO HIGH DENSITY RESIDENTIAL, 12.5 UNITS PER ACRE (HDR/12.5), INCLUDING ASSOCIATED AMENDMENTS TO THE CARMEL AREA LAND USE PLAN; 3) COASTAL DEVELOPMENT PERMIT TO CONVERT THE FORMER CONVALESCENT HOSPITAL INTO NINE CONDOMINIUM UNITS WITH UNDERGROUND PARKING, RECREATION ROOM, STORAGE, AND A GYM; 4) COASTAL ADMINISTRATIVE PERMIT TO DEMOLISH ONE EXISTING STRUCTURE AND CONSTRUCT 12 BUILDINGS FOR A TOTAL OF 46 CONDOMINIUM UNITS; 5) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES OF 30% OR GREATER; 6) COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF 97 TREES (21 COAST LIVE OAK AND 76 MONTEREY PINES); AND 7) DESIGN APPROVAL. THE EXISTING HOSPITAL ADDRESS IS 24945 VALLEY WAY, CARMEL (ASSESSOR'S PARCEL NUMBERS 009-061-002-000, 009-061-003-000, 009-061-005-000), COASTAL ZONE.

Project Planner, Liz Gonzales, presented the project.

Chair Moss discussed Chapter 18.46 and the Historical Meter Water Use between Committee and Staff.

Discussion ensued regarding the description modifications of the height of the building and conditions in the Staff Report regarding the trees size requirement.

Staff clarified the exact size requirement in the description and stated the Staff Report reads mature trees and Staff will work with the Landscape Architect.

Committee Member Lutes, Parks Department discussed the technical issues addressed in Condition Number 30 in the Staff Report.

Chair Moss requested the clarification and discussion of the Water Management District Water Release Form for Methodology regarding 8.226 Water Credit.

Denise Duffy, EIR Consultant discussed the Final EIR regarding the Water Use and discussed the Water Management 25.5, Water Credit for the Building, County Ordinance 33.10.

Kevin Kane, the Representative for the Applicant with Wide Waters Real Estate Development Company.

Committee Comment: None.

Public Comment: Jack Manheim; Mark Beam, Neighbor and on the Steering Committee of the Save our Carmel Neighborhood Coalition; Molly Erickson, Attorney on behalf of the Save our Carmel Neighborhood Coalition.

Applicant Comment for Rebuttal: None.

Committee Member Onciano questioned staff on the alternatives for the Environmentally Superior Alternatives.

Carl Holm, Planning Manager clarified the Alternatives for the Urbanized Site and the LUAC Meetings are not a decision making body.

Denise Duffy, EIR Consultant clarified the 12 Alternative Combinations for the Draft Environmental Impact Report and Revised Draft Environmental Impact Report.

Discussion between Committee, Staff and Denise Duffy, EIR Consultant regarding the difference regarding the units on the Original Site Plans, and trees presented for removal.

Chair Moss stated a Preliminary Drainage Report was included in the Environmental Impact Report that includes calculation that describes how Storm Water Run-off is mitigated.

Committee Member Alinio discussed the intersection at Highway 1 and Valley Way Mitigation.

Chair Moss suggested the Committee would like the Final Environmental Impact Report at this stage.

It was moved by Committee Member Van Horn, seconded by Committee Member McPharlin to continue the item to February 24, 2011.

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


F. DEPARTMENT REPORT:

Committee Member Onciano reported the update regarding the referral from the Board of Supervisor's to eliminate the Subdivision Committee.

G. ADJOURNMENT: 11:35am

Date Adopted: February 24, 2011

ATTEST



JACQUELINE R. ONCIANO
JRO/vc