

MINUTES
Greater Monterey Peninsula Land Use Advisory Committee
Wednesday, May 4, 2011

1. Meeting called to order by Ron Dehoff at 4:03 pm

2. Roll Call

Members Present: DARLENE BERRY, HARRIS, PEIERSON, DEHOFF,
Jacobs, Smith
Members Absent: ALAN CHURCH

3. Approval of Minutes:

A. October 6, 2010 minutes

Motion: Ron DEHOFF (LUAC Member's Name)

Second: Phil Smith (LUAC Member's Name)

Ayes: 6

Noes: 0

Absent: 1

Abstain: 0

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

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5. **Scheduled Item(s)**

6. **Other Items:**

A) Election of Officers:

Deferred to next meeting due lateness of hour
LUAC member nominated for Chairperson: _____

Motion: _____ (LUAC Member's Name)

Second: _____ (LUAC Member's Name)

Ayes: _____

Noes: _____

Absent: _____

Abstain: _____

LUAC member nominated for Secretary: _____

Motion: _____ (LUAC Member's Name)

Second: _____ (LUAC Member's Name)

Ayes: _____

Noes: _____

Absent: _____

Abstain: _____

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B) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

C) Announcements

None

7. Meeting Adjourned: 5:30 pm

Minutes taken by: Darlene Berry

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Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

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Advisory Committee: **Greater Monterey Peninsula**

Please submit your recommendations for this application by: **May 4, 2011**

**MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT**

Project Title: YORK HIGHLANDS (MONTERRA RANCH PROPERTIES LLC)
File Number: PLN100020
File Type: BOARD OF SUPERVISORS
Planner: ROBINSON
Location: VARIOUS ADDRESSES IN MONTERRA RANCH

Project Description:

Combined Development Permit consisting of: 1) Vesting Tentative Map for the re-subdivision of Monterra Ranch Final Map Phases 6, 8 & 10 consisting of the reconfiguration of 24 residential lots (Phase 6: Adj Lot 44 Remainder; Phase 8: Lots 164 - 171; Phase 10: Lots 5-10, 117 -122, Ranch Lots 1, 3 and 4), 3 open space parcels (Phase 8: Parcels A, B & C), 1 scenic easement parcel (Phase 10, Parcel H), and 3 road and utility parcels (Phase 6: Parcel R2; Phase 8: Parcel L; Phase 10: Parcel M); 2) Use Permit for tree removal; 3) Administrative Permit for grading of less than 70,500 cubic yards cut and 60,600 cubic yards fill in a Visually Sensitive District; and 4) Use Permit for development on slopes greater than 25 percent. The property is located south of the intersection of Highway 68 and York Road, Greater Monterey Peninsula Area Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes No

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Tom Cooper Monterra Homeowner	<input checked="" type="checkbox"/>		Impacts to Homeowners (Issues stay part of Monterra or, if concedes
Henry Brown Monterra Homeowner Association →	<input checked="" type="checkbox"/>		Density of Project No negative impact on Monterra

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Remove from Monterey Separate development (York) HIGHLANDS	community splitting off From Monterey community impacts	
No Negative impact to MONTEERRA. Road access concerns	density, separate Entry Roads	
for development - TRAFFIC THROUGH Monterea		
TRAFFIC TREE Removal Ratio under Project Description		

ADDITIONAL LUAC COMMENTS

All new openspace will be deeded to HOA?
 just for lot remainder
 Concern about congestion AT York Road & Highway 68.

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RECOMMENDATION:

Motion by: Darlene Berry (LUAC Member's Name) **MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.**

Second by: LARRY REIERSON (LUAC Member's Name)

Support Project as proposed
 Recommend Changes (as noted above) **ADDRESSING CONCERNS & ISSUES
As stated above**
 Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 6

NOES: 0

ABSENT: 1 (church)

ABSTAIN: 0