Monterey County
Minor Subdivision Committee

AGENDA
Thursday, January 10, 2013

Monterey County Government Center – Board of Supervisors Chambers
168 W. Alisal Street
Salinas, CA 93901
9:00 a.m.

Chair: Tom Moss  Vice-Chair: James McPharlin  Secretary: Laura Lawrence

Committee:
Tom Moss, Water Resources Agency
James McPharlin, Fire District Representative
Keith Vandevere, Planning Commissioner
Laura Lawrence, Resource Management Agency – Planning
Roger VanHorn, Environmental Health
Chad Alinio, Resource Management Agency – Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: December 13, 2012

D. SCHEDULED ITEMS

1. 9:00AM - BRANDYWINE TRUST COMPANY TR - PLN030379
   Project Planner: Joe Sidor.  Environmental Status: Mitigated Negative Declaration.
   Project Description: Combined Development Permit consisting of: 1) a Coastal Development Permit to allow a minor subdivision of a 49 acre lot into two lots consisting of 40.0 acres (Parcel 1) and 9 acres (Parcel 2); 2) a Coastal Development Permit to designate Parcel 2 as a receiver site for a transfer of development credit from a donor site established under PC94155; 3) a Coastal Development Permit to allow development within the Big Sur Critical Viewshed; 4) a Coastal Development Permit to allow development on slope exceeding 30 percent; 5) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 6) a Coastal Development Permit to allow the removal of two eucalyptus trees (approximately 9" and 12" DBH); and 7) a Coastal Administrative Permit and Design Approval to allow the construction of an approximately 2,729 square foot single family dwelling, a detached 300 square foot two-car garage, driveway and parking area, approximately 500 linear feet of concrete retaining wall, septic system, water supply, and grading (approximately 1,100 cubic yards of cut and 1,100 cubic yards of fill).  The project is located at 56440 Highway 1, Big Sur (Assessor's Parcel Number 421-011-001-000), South Coast area, Big Sur Coast Land Use Plan, Coastal Zone.  Recommended Action:  Recommend Approval to Planning Commission.
2. **9:20 AM - REGAN SHARON ANN TR - PLN120430**

*Project Planner:* Valerie Negrete.  *Environmental Status:* Exempt.  *Project Description:* Coastal Development Permit to allow a Lot Line Adjustment between two legal lots of record consisting of: Lot 1: 3.12 acres (Assessor's Parcel Number 243-112-010-000) and Lot 2: 5.40 acres (Assessor's Parcel Number 243-112-009-000), resulting in two parcels of: 2.71 (Lot 1) and 5.81 (Lot 2) respectively. The properties are located at 53 A Riley Ranch Road, Carmel, Carmel Area Land Use Plan, Coastal Zone.  

*Recommended Action:* Approve Project.

E. **OTHER MATTERS:** NONE

F. **DEPARTMENT REPORT**

G. **ADJOURNMENT**

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Standard/Minor Subdivision’s alternative actions on any matter before it.

**BREAKS** will be taken approximately at 10:15 a.m. and 3:00 p.m.

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