

Attachment F

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*Before the Board of Supervisors in and for the
County of Monterey, State of California*

Hearing on Appeal from Dan and Diane)
Stevenson from the Decision of the Minor)
Subdivision Committee Denying MS 82-5,)
Located in the Carmel Area, District No.)
5, Held; Appeal Granted with Findings and)
Conditions)

A public hearing is held on the appeal from Dan and Diane Stevenson from the decision of the Minor Subdivision Committee denying MS 82-5, located in the Carmel area, District No. 5.

Wes Arvig, Senior Planner, explains that the proposal is to subdivide 12,936 sq. ft. into a 5,920 sq. ft. parcel and a 7,016 sq. ft. parcel. The existing zoning is R-1 (Single Family Residential) which requires a minimum lot size of 6,000 sq. ft. The Minor Subdivision Committee considered and disapproved the minor subdivision, based on findings for denial, and on additional traffic in the area, which might be precedent setting.

Brian Pinegan, Attorney representing the Stevensons, refers to the County's Growth Management Policy, and states that infilling in urban areas and areas adjacent to urban areas is to be encouraged. He states this application would be considered infilling in an urban area, and the services are available. Mr. Pinegan distributes reports from two registered foresters concerning the removal of trees on the property. He addresses the three findings for denial adopted by the Minor Subdivision Committee. He feels the site is suitable for this development, and requests the Board grant the appeal, adopt the Negative Declaration, and apply the conditions as proposed.

After discussion, Supervisor Moore moves to adopt the Negative Declaration, and grant the appeal, based on the following findings:

1. That said division will not have a significant effect on the environment and that a Negative Declaration has been filed.
2. That there are no findings under Section 66474 of the Government Code.
3. That said division complies with all requirements of the Subdivision Ordinance applicable to minor subdivisions.

The Minor Subdivision is approved, subject to the following

conditions:

H 1!

Com 2-14-83

Notified
FW 6-73-83
WJC

Notified
11-19-82
WJC

Applicant shall comply with the requirements of the Inclusionary Housing Ordinance (Ordinance #2694) prior to filing of parcel map. Preliminary soils report to be prepared by a qualified soils engineer. It must address suitability of soils for construction, and seismic impacts on steep slopes. That a scenic easement be conveyed to the County over the area shown on the tentative map. Scenic easement deed to be submitted to and approved by the Director of Planning prior to filing of parcel map. File parcel map showing all building setback lines and scenic easement. Applicant shall submit evidence to the Planning Department that the Coastal Commission has approved the Minor Subdivision.

The motion is seconded by Supervisor Peters, and it carries unanimously.

checked parcel map 4/7/83 - ok

I, ERNEST A. MAGGINI, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original item of said Board of Supervisors duly made and entered in the minutes thereof at page of Minute Book on June 3, 1982

Dated: June 1, 1982

ERNEST A. MAGGINI, County Clerk and ex-officio Clerk of the Board of Supervisors, County of Monterey, State of California.

By Nancy Rubenwill
Deputy.