

Attachment K
Advisory Committee Minutes
(LUAC)

PLN000696

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Action by Land Use Advisory Committee Project Referral Sheet

Planning & Building Inspection Department
2620 First Ave
Marina, California
(831) 883-7500

Advisory Committee: Toro

Please submit your recommendations for this application by Monday, July 14, 2003.

Project Title: HARPER CANYON REALTY LLC

File Number: PLN000696

File Type: PC

Planner: MUGAN

Location: SAN BENANCIO RD SALINAS

Project Description:

COMBINED DEVELOPMENT PERMIT FOR A STANDARD SUBDIVISION OF 344 ACRES INTO 17 PARCELS WITH 1 REMAINDER PARCEL; GRADING OF APPROXIMATELY 2,000 CUBIC YARDS; REMOVAL OF 79 COAST LIVE OAK TREES; AND A USE PERMIT FOR GRADING ON SLOPES GREATER THAN 30%. THE PROJECT IS LOCATED ON THE NORTH SIDE OF SAN BENANCIO ROAD, SALINAS (ASSESSOR'S PARCEL NUMBERS 416-611-001-000 AND 416- 611-002-000), EAST OF HIGHWAY 68, TORO AREA.

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

PUBLIC COMMENT & AREAS OF CONCERN (e.g. traffic, neighborhood compatibility, visual impact, etc.):

There were several questions by members of the audience who discussed the impact of this development upon water usage; waste water disposal; increased traffic in area and visual impact.

RECOMMENDED CHANGES/CONDITIONS (e.g. reduce scale, relocate on property, reduce lighting, etc.):

The Owners representative Attorney Michael Kling said the water issue is no problem as an existing well in the area has a sufficient amount for this development as noted by Curtis Weeks the Water Resource Director. Also the waste water will be disposed of at the California Utilities Service water treatment plant. Marit Evans said that this treatment plant is already at capacity. A traffic analysis was prepared by Higgins Engineers and said that this development will add one tenth of one percent to the existing volume in the area. The Owners will also pay for road improvements at highway 68 and Las Laureles grade intersection.

Kling said the Owners will donate 150 acres of the land to the Toro Park area which is adjacent to this development at the ridgeline. There are 14 existing lots of record in this development and added to the 17 parcels in this application will make it a total of 31 lots.

ADDITIONAL LUAC COMMENTS:

Discussion was about the additional traffic impact to highway 68 which is at a level F configuration. Also water use was a concern as this area is adjacent to the restricted B8 zoned area where increased water use is not allowed. The visual impact was mentioned as a concern which led to a suggestion for a site visit.

[PLN000696 HARPER CANYON REALTY LLC CONTINUED]

RECOMMENDATION (e.g. recommend approval; recommend denial; recommend continuation):

A motion by Barrientos was made to have a site visit. Seconded by Grant.
It was decided to have a site visit at the next LUAC meeting on July 28 starting at 2:00pm
We will meet at the intersection of Harper Canyon road and Myers Road.

CONCUR WITH RECOMMENDATION:

AYES: 4

NOES: 0

ABSENT: 1 (Nunes)

ABSTAIN: 0

Action by Land Use Advisory Committee Project Referral Sheet

Planning & Building Inspection Department
2620 First Ave
Marina, California
(831) 883-7500

Advisory Committee: Toro

Please submit your recommendations for this application by Monday, July 28, 2003.

Project Title: HARPER CANYON REALTY LLC

Item continued from 7/14/03 meeting

File Number: PLN000696

File Type: PC

Planner: MUGAN

Location: SAN BENANCIO RD SALINAS

Project Description:

COMBINED DEVELOPMENT PERMIT FOR A STANDARD SUBDIVISION VESTING TENTATIVE MAP TO DIVIDE 344 ACRES INTO 17 PARCELS WITH 1 180-ACRE REMAINDER PARCEL; GRADING OF APPROXIMATELY 2,000 CUBIC YARDS; REMOVAL OF 79 COAST LIVE OAK TREES; AND A USE PERMIT FOR DEVELOPMENT ON SLOPES GREATER THAN 30%. THE PROJECT IS LOCATED ON THE NORTH SIDE OF SAN BENANCIO ROAD, SALINAS (ASSESSOR'S PARCEL NUMBERS 416-611-001-000 AND 416- 611-002-000), EAST OF HIGHWAY 68, TORO AREA.

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

PUBLIC COMMENT:

Barbara Schwefel who went on the site visit said that the applicant already has 13 lots of record and with these 17 additional lots proposed will bring to a total of 31 lots which will impact our traffic problems on highway 68 and also cause additional draw from our depleting water supply.

AREAS OF CONCERN (e.g. traffic, neighborhood compatibility, visual impact, etc.):

The visual impact is not a matter of concern as the building sites for each unit seems to be located so as not to be seen from the lower elevations.

RECOMMENDED CHANGES/CONDITIONS (e.g. reduce scale, relocate on property, reduce lighting, etc.):
Not discussed

ADDITIONAL LUAC COMMENTS:

Very similar to Schwefel comments noted above. LUAC needs to be consistent with decisions by not approving major subdivisions at this time at least until the General Plan has been approved. Huggett discussed a report by Higgins Associates a Civil and Traffic Engineering Co. in regard to the traffic problems on highway 68. Also Huggett discussed a report by TAMC dated 10/99 that discussed similar issues. Water availability was discussed as a depleting supply as noted above. Basically increased traffic and water use is the main issue. The developers representative, Michael Kling discussed the improvements they would make at the intersection of highway 68 and Las Laureles grade road that supposedly would mitigate the traffic problems on Highway 68.

RECOMMENDATION (e.g. recommend approval; recommend denial; recommend continuation):

recommended approval of this project for the simple reason that it will eventually be approved. Lurrientos seconded the motion stating his reason that it should be approved because of an owners property rights.

CONCUR WITH RECOMMENDATION:

YES: 2 (Hotz and Barrientos)

NOES: 2 (Hughett and Grant)

ABSENT: 1 (Nunes)

ABSTAIN: 0

RECOMMENDATION (e.g. recommend approval; recommend denial; recommend continuation):

Hughett asked for another motion.

Grant recommended denial of this application based upon the negative comments noted above in reference to traffic and water problems.

Hughett seconded the motion.

CONCUR WITH RECOMMENDATION:

AYES: 2 (Grant and Hughett)

NOES: 2 (Hotz and Barrientos)

ABSENT: 1 (Nunes)

ABSTAIN: 0
