

**Actic 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.

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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. Hughett discussed a report by Higgins Associates a Civil and Traffic Engineering Co. in regard to the traffic problems on highway 68. Also Hughett 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):**

z recommended approval of this project for the simple reason that it will eventually be approved. Lariosos 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

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