

FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
FEBRUARY 9, 2006
MINUTES

The Monterey County Zoning Administrator hearing met at 9:45 a.m. in the Board of Supervisors Chambers at 168 West Alisal, Salinas, California.

A. ROLL CALL

Present:	Zoning Administrator	Mike Novo
	Environmental Health	John Hodges
	Public Works	Bryce Hori
	Water Resources	Al Mulholland
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: NONE

C. APPROVAL OF MINUTES: June 9, August 25, September 8, September 29, October 27 and December 8, 2005. All minutes were approved.

D. DESIGN APPROVALS

1. SPIERING JAMES F (DA050591)

The Zoning Administrator presented the Design Approval to allow the demolition of an existing 2,270 square foot one-story single family dwelling and the construction of a 3,280 square foot two-story single family dwelling with an attached 686 square foot three-car garage. Materials and colors of: stucco siding (sand salmon), wood windows (olive), painted pine doors, copper gutters and downspouts, and clay tile roofing material (old hacienda blend). The project is located at 1107 Sylvan Place, Monterey (Assessor's Parcel Number 101-131-034-000), Greater Monterey Peninsula Area. This item was continued from January 26, 2006.

James Spiering was present and had questions for the Zoning Administrator.

After discussion, the Zoning Administrator approved the Design Approval.

E. SCHEDULED ITEMS

2. PADILLA MARCIANO & MARIA ISABE (PLN050279)

The Zoning Administrator presented the Combined Development Permit consisting of (1) an Administrative Permit for change of commercial use from a former restaurant/bar operation to a convenience market within an existing 2,437 sq. ft. commercial building and (2) a Variance for the reduction to the number of off-street parking spaces required, where former use did not provide any off-street parking. An existing 1,482 sq ft. residence is situated at the rear end of the property. The property is located at 10499 Merritt Street, Castroville (Assessor's Parcel Number 030-126-002-000), corner of the intersection of Merritt and Sanchez Street, North County Area. Staff recommended that the item be continued to the regularly scheduled meeting of February 23, 2006 due to a late submittal of a revised traffic report from the applicant's traffic engineer.

After discussion, the Zoning Administrator continued this item to February 23, 2006.

3. KOVACS JOSEPH & BETTE (PLN050378)

The Zoning Administrator presented the Use Permit for a winery to produce up to 5,000 gallons of wine per year in an existing 576 sq. ft. building and a new 2,400 sq. ft. barrel room on a 12.74 acre parcel. The project is located at 36023 Cachagua Road, Carmel Valley (Assessor's Parcel Number 417-101-005-000), Cachagua Area. This item was continued from January 26, 2006. This item was continued from January 26, 2006. Staff added the following to Condition #1: The exterior colors for the proposed barrel room shall be API Durafin 2000 "Sandstone" or "Surrey Beige" or a similar earth tone to blend in with the natural surroundings.

Joseph Kovacs accepted the conditions.

After discussion, the Zoning Administrator approved the Use Permit including the addition to Condition #1 (with changes), the correction of typos in Findings 1 and 2 and a change to Condition #11.

4. JOHNSTONE ROBERT CLINTON JR & (PLN050411)

The Zoning Administrator presented the Combined Development Permit consisting of: a Coastal Development Permit for the construction of an 850 sq. ft. caretaker's unit with an attached 400 sq. ft. garage, grading 93 cu. yds of cut and fill; a Coastal Development Permit to remove one 6-inch and relocate two 10-inch oak trees; a Variance to reduce the front setback requirement from 50 to 20 feet; and Design Approval. The project is located at 1242 Padre Lane, Pebble Beach (Assessor's Parcel Number 008-471-020-000), Del Monte Forest Area, Coastal Zone.

Bob Littell, architect, answered questions about the project and agreed to the conditions.

After discussion, the Zoning Administrator approved the Combined Development Permit with the correction of typos, changes to Findings 3, 7, and 10, and to Condition #1.

5. THOMAS SUZANNE ET AL (PLN050539)

The Zoning Administrator presented the Combined Development Permit consisting of: (1) a Coastal Administrative Permit for the construction of a 425 sq. ft. guest house, (2) the addition of 1,055 sq. ft. to the existing single family dwelling and (3) a Variance to allow the increase of structural coverage to 5,397 sq. ft. The property is located at 3912 Ronda Road, Pebble Beach (Assessor's Parcel Number 008-233-020-000), east of the intersection of Ronda Road and Oleada Road, Del Monte Forest Area, Coastal Zone.

Tom Cowan, architect, agreed to reduce the fence to 5 feet.

After discussion, the Zoning Administrator approved the Combined Development Permit with the correction of typos and changes to Finding 7 and Conditions 1, 2, 6 and 7..

6. KAY MARJORIE B (PLN050434)

The Zoning Administrator presented the Combined Development Permit consisting of: a Coastal Administrative Permit to allow the construction of a new 2,298 sq. ft. single family dwelling, 528 sq. ft. detached garage, septic system, new well, and grading (546 cu. yds. cut/213 cu. yds of fill); and a Coastal

Development Permit to allow development within 100 feet of environmentally sensitive habitat. The property is located at 5295 Starr Way, Watsonville (Assessor's Parcel Number 129-211-017-000), Royal Oaks Area, North County, Coastal Zone.

Ms. Kloeppel requested a continuance to allow time for an initial study of the property.

After discussion, the Zoning Administrator tabled the project.

7. LEHMAN MICHAEL E TR (PLN050371)

The Zoning Administrator presented the Use Permit pursuant to 21.34.050 (U) [ZA] to allow the construction of a 2,160 sq. ft. hay barn and an 18,720 sq. ft. boarding stable, on a parcel under Williamson Act contract. The property is located at 36105 Tassajara Road, Carmel Valley (Assessor's Parcel Number 197-251-002-000); approximately 1,600 feet south of the Tassajara Road and Carmel Valley Road intersection, Cachagua Area. This item was continued from January 26, 2006.

Bob Eaton, agent, answered questions regarding the project.

Several neighbors spoke in favor of the project including Joseph Garcia, Michael Becker, John Reimer, Scott Eagle, Lynn Costen, Rod McMahan and Laney Humphrey.

Several spoke in opposition including Priscilla Higuera, Steve Heran, and Jerry Hecker.

Staff relayed that several letters and e-mails were received with concerns regarding trailer storage, noise, horse numbers, lights, traffic, manure and flies, water quality, events, Williamson Act, trails, weeds and hours.

Public Works, Environmental Health, Water Resources and the Zoning Administrator relayed their concerns and a condition was added that the project not be visible from Tassajara Road and Carmel Valley Road.

After discussion, the Zoning Administrator tabled this item to allow time for environmental review.

8. BROWN DONALD S AND ALICE (PLN040726)

The Zoning Administrator presented the Combined Development Permit to allow a Coastal Administrative Permit for the demolition of an existing single family dwelling and the construction of a 4,413 sq. ft. two-story single family dwelling with attached garage; and a Coastal Development Permit for development within 100 feet of an identified environmentally sensitive habitat (Carmel Lagoon). The property is located at 26373 Monte Verde Street, Carmel (Assessor's Parcel Numbers 009-504-008-000 & 009-504-009-000), Carmel Area, Coastal Zone. This item was continued from January 26, 2006. Staff recommended a continuance to allow time to work with the applicant to revise the current plans.

After discussion, the Zoning Administrator continued this item to February 23, 2006.

F. OTHER ITEMS: NONE

G. ADJOURNMENT: 11:35 a.m.

ATTEST:

MIKE NOVO, ZONING ADMINISTRATOR

MN:kb/ca