

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
JANUARY 25, 2007**

The Monterey County Zoning Administrator hearing met at 1:35 p.m. in the Board of Supervisors' Chambers of the Monterey County Government Center, 168 West Alisal Street, Salinas, California.

A. ROLL CALL

Present:	Zoning Administrator	Jeff Main
	Environmental Health	Roger Van Horn
	Public Works	Chad Alinio
	Water Resources	Al Mulholland
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: NONE

C. APPROVAL OF MINUTES:

Minutes of the January 26, 2006, June 29, 2006, July 27, 2006, September 14, 2006, September 28, 2006, October 12, 2006, and January 11, 2007 meetings: Mulholland moved approval of the minutes as presented; seconded by Van Horn, and approved.

D. SCHEDULED ITEMS

1. RUIZ JUAN ALBERTO & BEATRICE (PLN050226)

COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) A GENERAL DEVELOPMENT PLAN, 2) AN ADMINISTRATIVE PERMIT TO ALLOW AUTO REPAIR FACILITIES AND 3) A USE PERMIT FOR TRUCK TOW & STORAGE OPERATION IN AN EXISTING 10,000 SQ. FT. COMMERCIAL WAREHOUSE WITH 22 PARKING SPACES ON 0.6 ACRE PARCEL. THE PROPERTY IS LOCATED AT 17048 EL RANCHO WAY, SALINAS (ASSESSOR'S PARCEL NUMBER 261-131-039-000), GREATER SALINAS AREA AND BORONDA NEIGHBORHOOD IMPROVEMENT PLAN.

Project Planner, Paula Bradley, recommended a continuance to March 8, 2007 due to improper noticing.

The Zoning Administrator continued the project to March 8, 2007 as recommended by staff.

2. NUMIRA VINEYARD LLC (PLN060071)

(NUMIRA VINEYARDS DBA AS MISSION RANCH WINERY) A USE PERMIT REQUEST FOR AN AGRICULTURAL PROCESSING PLANT CONSISTING OF A WINERY (2,801 SQUARE FEET) WITH TASTING ROOM (1,323 SQUARE FEET), AND DELI WITH ACCOMPANYING RETAIL ACTIVITIES (1,538 SQUARE FEET). THE SITE HAS EXISTING FARM AND RESIDENTIAL STRUCTURES THAT WILL BE

DEMOLISHED, REMODELED OR NEWLY CONSTRUCTED IN THE CALIFORNIA MISSION ARCHITECTURAL STYLE. SEVERAL NON-PROTECTED TREES ARE TO BE REMOVED TO ACCOMMODATE PARKING AND VEHICLE PATHWAYS. THE PROJECT IS LOCATED AT 38150 ARROYO SECO ROAD, SOLEDAD (ASSESSOR'S PARCEL NUMBER 183-021-003-000), CENTRAL SALINAS VALLEY AREA.

Project Planner, Taven Kinison Brown, presented project.

Water Resources removed Condition #14, "Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan."

Environmental Health added a condition: "Destroy the existing abandoned well(s) according to the standards found in State of California Bulletin 74 and all its supplements, and Chapter 15.08 of the Monterey County Code. The well shall not be considered abandoned if satisfactory evidence is provided that the well is functional, is used on a regular basis, and does not act as a conduit for contamination of groundwater. (Environmental Health)"

Representative Nancy Isakson agreed to conditions with changes and additions. She discussed having a plaque to recognize the Mirasou family.

After discussion the Mitigated Negative Declaration and Mitigated Monitoring Plan was adopted and the Use Permit was approved by the Zoning Administrator including deletion of Condition #14 and the addition of a condition from Environmental Health as noted above.

3. HEVRDEJS FRANK J. (PLN060268)

COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF AN 849 SQUARE FOOT SENIOR CITIZEN UNIT WITH A 324 SQUARE FOOT PERMEABLE TERRACE; A REMODEL OF THE EXISTING SINGLE FAMILY DWELLING TO INCLUDE A 94 SQUARE FOOT ADDITION TO EXISTING TERRACE; THE ADDITION OF A 5 FOOT 6 INCH STONE AND WOOD FENCE LOCATED ON THE NORTHWEST SIDE OF THE PROPERTY; AND A VARIANCE TO EXCEED THE 4,000 SQUARE FOOT ALLOWABLE IMPERVIOUS SURFACE (4,715 SQUARE FEET PROPOSED) AND 5,000 SQUARE FOOT STRUCTURAL COVERAGE (7,235 SQUARE FEET PROPOSED) REQUIREMENTS IN THE PESCADERO WATERSHED. TOTAL COMBINED COVERAGE WAS REDUCED FROM 14,145 SQUARE FEET TO 11,950 SQUARE FEET. THE PROJECT IS LOCATED AT 3930 RONDA ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-222-001-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Project Planner, Liz Gonzales, presented the project.

Architect Jon Erlandson agreed to the conditions.

After discussion the Coastal Administrative Permit was approved by the Zoning Administrator.

4. SAUNDERS WILLIAM JOHN & JANA (PLN060282)

USE PERMIT TO ALLOW THE CONTINUED OPERATION, FOR FIVE YEARS, OF AN ESTABLISHED COTTAGE INDUSTRY WINERY PRODUCING 2,000 CASES PER YEAR CONDUCTED IN A 510 SQUARE FOOT BASEMENT OF AN EXISTING 4,152 SQUARE FOOT SINGLE FAMILY DWELLING AND ON 350 SQUARE FEET OF AN EXISTING 1,800 SQUARE FOOT CONCRETE SLAB. THE PROPERTY IS LOCATED AT 67 EAST CARMEL VALLEY ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 197-011-004-000), CARMEL VALLEY MASTER PLAN AREA.

Project Planner, Jennifer Savage, presented the project.

Representative, John Saunders, accepted the conditions.

After discussion the Zoning Administrator approved the Use Permit.

5. JOABST NANCY & MARK GREGORY (PLN060542)

COASTAL DEVELOPMENT PERMIT TO ALLOW THE DEMOLITION OF AN 840 SQUARE FOOT AGRICULTURAL SHED CURRENTLY LOCATED ACROSS TWO CONTIGUOUS PARCELS. THE PROPERTIES ARE LOCATED AT 260 AND 262 GIBERSON ROAD, MOSS LANDING (ASSESSOR'S PARCEL NUMBERS 413-012-009-000 & 413-012-010-000), NORTHWEST OF THE INTERSECTION OF STRUVE AND GIBERSON ROADS, NORTH COUNTY AREA, COASTAL ZONE.

Project Planner, Shandell Frank, presented the project.

Representative, Beverly Watson, agreed to all conditions.

The Coastal Development Permit was approved by the Zoning Administrator.

6. FINLEY ALLEN J & SUSAN L (PLN060394)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) A USE PERMIT TO ALLOW THE REMOVAL OF TWO PROTECTED TREES: ONE 27" LANDMARK OAK TREE AND ONE TWO PRONGED (9" AND 17") PROTECTED OAK TREE; (2) A USE PERMIT TO ALLOW DEVELOPMENT ON SLOPES IN EXCESS OF 30%; AND (3) AN ADMINISTRATIVE PERMIT TO ALLOW DEVELOPMENT WITHIN A SITE PLAN REVIEW DISTRICT OR "S" DISTRICT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A ONE-STORY 4,606 SQUARE FOOT SINGLE FAMILY DWELLING WITH A DETACHED 744 SQUARE FOOT THREE-CAR GARAGE, SEPTIC DISPOSAL SYSTEM AND GRADING (APPROX. 1,178 CU. YDS. CUT/1,296 CU. YDS. FILL). THE PROPERTY IS LOCATED AT 59 RANCHO SAN CARLOS ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 239-031-014-000), GREATER MONTEREY PENINSULA AREA.

Project Planner, Elisa Manuguerra, presented the project.

Representative John Matthams agreed to the conditions.

After discussion the Combined Development Permit was approved by the Zoning Administrator.

7. SCHOMAC GROUP INC. (PLN060548)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) A USE PERMIT FOR THE REMOVAL OF 62 PROTECTED OAK TREES AND ONE MANZANITA; (2) A USE PERMIT FOR DEVELOPMENT ON SLOPES IN EXCESS OF 30%; (3) AN ADMINISTRATIVE PERMIT FOR DEVELOPMENT WITHIN A SITE PLAN REVIEW ZONING DISTRICT OR "S" DISTRICT TO ALLOW THE CONSTRUCTION OF A SPLIT LEVEL 5,388 SQ. FT. SINGLE FAMILY DWELLING WITH AN ATTACHED 1,134 SQ. FT. FOUR-CAR GARAGE, A DETACHED 640 SQ. FT. ONE-STORY GUESTHOUSE, A 270 LINEAR FOOT RETAINING WALL, A 2,597 SQ. FT. POOL DECK, A 284 SQ. FT. MASTER SUITE DECK, A 1,250 SQ. FT. DECK AT NORTH ELEVATION, A SEPTIC DISPOSAL SYSTEM, AND GRADING (APPROX. 1,169 CU. YDS. CUT/1,043 CU. YDS. FILL); (4) AN ADMINISTRATIVE PERMIT FOR A 1,195 SQ. FT. ONE-STORY CARETAKER'S UNIT WITH DETACHED 440 SQ. FT. CARPORT AND SEPTIC DISPOSAL SYSTEM; AND (5) A DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 13 CANTERA RUN, CARMEL (ASSESSOR'S PARCEL NUMBER 239-011-023-000), SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.

Project Planner, Elisa Manuguerra, presented the project.

Representative Joel Panzer agreed to the conditions.

After discussion by the Zoning Administrator the Combined Development Permit was referred to the Planning Commission.

E. OTHER MATTERS: NONE

G. ADJOURNMENT: 3:00 p.m.

ATTEST:



JEFF MAIN, ZONING ADMINISTRATOR

JM/kb:ca