

FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
APRIL 12, 2007
MINUTES

The Monterey County Zoning Administrator hearing met at 1:30 p.m. in the Board of Supervisors Chambers of the Courthouse, 168 West Alisal Street, Salinas, California.

A. ROLL CALL

Present:	Zoning Administrator	Jeff Main
	Environmental Health	Roger Van Horn/Janna Faulk
	Public Works	Bryce Hori
	Water Resources	Al Mulholland
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: March 29, 2007

Hearing no objections or corrections to the March 29, 2007 minutes, the minutes were approved.

D. DESIGN APPROVALS (CONSENT)

1. PARKER MICHAEL J ET AL (DA070001)

DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A NEW 4,152 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING, 1,517 SQUARE FOOT ATTACHED GARAGE AND 572 SQUARE FOOT STORAGE. MATERIALS AND COLOR CONSIST OF STUCCO (MALIBU BEIGE), TRIM (CHADWIC) AND ROOFING (EAGLE TILE). THE PROPERTY IS LOCATED AT 23512 BELMONT CIRCLE, SALINAS (ASSESSOR'S PARCEL NUMBER: 139-431-004-000). SOUTHEAST OF THE INTERSECTION OF BELMONT CIRCLE AND PINE CANYON ROAD, SALINAS.

Lucy Bernal, Land Use Technician, asked for a continuance to review the geological report for its impact on the project.

After discussion the Zoning Administrator continued the Design Approval to April 26, 2007.

E. SCHEDULED ITEMS

2. MORRISON CHARLES G & NANCY V (PLN040549)

CONTINUED FROM 3/29/07. VARIANCE TO INCREASE THE ALLOWABLE 5% BUILDING SITE COVERAGE IN THE "FARMLAND" ZONING DISTRICT (FARMLANDS, 40 ACRE MINIMUM) FOR A .30 ACRE, NON-CONFORMING LEGAL LOT OF RECORD FROM THE EXISTING 17.70% TO 23.5% TO ACCOMMODATE A 760 SQUARE FOOT GARAGE; AND TO ALLOW A REDUCTION IN FRONT YARD SETBACK REQUIREMENT FROM 30 FEET TO 12 FEET. THE PROPERTY IS LOCATED AT 36252 MISSION ROAD, SOLEDAD (ASSESSOR'S PARCEL NUMBER 165-032-022-000), FRONTING ON MISSION AND EASTERLY OF THE CORNER OF FOOTHILL AND FORT ROMIE ROAD, CENTRAL SALINAS VALLEY AREA. COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE INSTALLATION OF A WIRELESS COMMUNICATION FACILITY CONSISTING OF SIX STRUCTURE MOUNTED VERIZON

WIRELESS ANTENNAS AND A 240 SQUARE FOOT EQUIPMENT SHELTER, AND A COASTAL DEVELOPMENT PERMIT TO ALLOW AN INCREASE IN HEIGHT FROM 35 FEET TO 46 FEET. THE PROPERTY IS LOCATED AT 1276 HIGHWAY 1, MOSS LANDING (ASSESSOR'S PARCEL NUMBER 117-052-014-000), NORTH COUNTY AREA, COASTAL ZONE.

Ramon Montano, Project Planner, presented the project.

Charles Morrison, applicant, agreed with the conditions.

After discussion, the Zoning Administrator approved the variance including additions to the CEQA finding.

3. THUSH JON CRAIG & SANDRA F (PLN060511)

COMBINED DEVELOPMENT PERMIT CONSISTING OF (1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW FOR THE DEMOLITION OF AN EXISTING 1,900 SQUARE FOOT SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A NEW 2,130 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING INCLUDING A 250 SQUARE FOOT ATTACHED GARAGE; (2) A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE; AND (3) A DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 26344 OCEAN VIEW AVENUE, CARMEL (ASSESSOR'S PARCEL NUMBER 009-442-005-000), SOUTHWEST OF THE INTERSECTION OF STEWART WAY AND OCEAN VIEW AVENUE, CARMEL AREA, COASTAL ZONE.

Craig Spencer, Project Planner, presented the project.

Claudio Ortiz, representative, agreed to the conditions.

The Zoning Administrator adopted the Negative Declaration and approved the Combined Development Project.

4. GENTNER ROLAND & GENTNER CYNTHIA (PLN060628)

COASTAL ADMINISTRATIVE PERMIT TO ALLOW ADDITIONS TO AN EXISTING 6,548 SQUARE FOOT BI-LEVEL SINGLE FAMILY DWELLING TO INCLUDE A 1,288 SQUARE FOOT THIRD LEVEL MASTER BEDROOM ADDITION, AN 80 SQUARE FOOT WINE CELLAR ADDITION AT THE ENTRY LEVEL, AND THREE EXTERIOR DECKS (TWO AT MAIN LEVEL AND ONE ON THE THIRD LEVEL); AND A VARIANCE TO ALLOW AN INCREASE IN BUILDING SITE COVERAGE FROM 79% TO 82%, AND FLOOR AREA RATIO FROM 100% TO 126%; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 3307 17 MILE DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-521-008-000), WEST OF 17 MILE DRIVE, DEL MONTE FOREST AREA, COASTAL ZONE..

Liz Gonzales, Project Planner, presented the project.

The representative agreed to the conditions.

After discussion, the Zoning Administrator approved the Coastal Administrative Permit.

5. GARCIA ELIBERTO S & ROSA (PLN050493)

CONTINUED FROM 03/29/07. COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A TWO-STORY 4,225 SQUARE FOOT SINGLE FAMILY DWELLING WITH A DETACHED 843 SQUARE FOOT TWO-CAR GARAGE, A 170 SQUARE FOOT DECK ON THE SECOND FLOOR, A 704 SQUARE FOOT PORCH ON THE FIRST FLOOR, APPROX. 800 LINEAR FEET OF DRIVEWAY (PARTIALLY ON ASSESSOR'S PARCEL NUMBER 131-042-019-000), SEPTIC DISPOSAL SYSTEM, AND GRADING (APPROX. 2,645 CU YDS CUT/2,048 CU YDS FILL); (2) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF AN 843 SQUARE FOOT CARETAKER'S UNIT WITH 337 SQUARE FEET OF PORCHES AND SEPTIC DISPOSAL SYSTEM; (3) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 2,000 SQUARE FOOT TWO-STORY HORSE BARN TO INCLUDE EIGHT HORSE STALLS; AND (4) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW ANIMAL HUSBANDRY, SMALL LIVESTOCK FARMING AND THE CONSTRUCTION OF A 3,200 SQUARE FOOT RANCH STORAGE BUILDING AND 1,015 SQUARE FEET OF DRIVEWAYS/WALKS/PATIOS. THE PROPERTIES ARE LOCATED AT 14905 DEL MONTE FARMS ROAD AND 14944 CASTROVILLE BOULEVARD, CASTROVILLE (ASSESSOR'S PARCEL NUMBERS 131-042-005-000 AND 131-042-019-000), NORTH COUNTY AREA, COASTAL ZONE.

Elisa Manuguerra, Project Planner, presented the project.

Environmental Health added a deed notification to the project: "As long as a family member lives in the second unit on the property and uses the existing well, the property is exempt from Chapter 15.04 of the Monterey County Code, Titles 17 and 22 of the California Code of Regulations and is not required to become a permitted water system."

Richard Murray, representative, agreed to the conditions.

Public Comment: Nancy Stokes, Gary Cowan

The Zoning Administrator approved the Combined Development Permit including the additional condition.

6. CARMEL ASSOCIATED SPORTSMAN (PLN060343)

CONTINUED FROM 2/22/07. USE PERMIT TO ALLOW THE CONTINUED OPERATION OF AN INDOOR SMALL BORE SHOOTING RANGE AND APPROVAL OF THIS PERMIT IN PERPETUITY. THE PROJECT WAS ORIGINALLY APPROVED UNDER ZA92029 (1992) AND PLN990325 (2000). THIS APPROVAL WILL BE THE FINAL PUBLIC HEARING ON THIS MATTER. THE PROPERTY IS LOCATED AT 29125 ROBINSON CANYON ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 239-141-003-000), CARMEL VALLEY MASTER PLAN AREA.

Elisa Manuguerra, Project Planner, requested a continuance to a date uncertain because of requirements from Planning and Environmental Health.

Roger Van Horn, Environmental Health, relayed that he had spoken with the attorney approximately three weeks ago.

After discussion, the Zoning Administrator tabled the project to a date uncertain.

7. SNOW BRENDA (PLN060307)

CONTINUED FROM 3/8/07. USE PERMIT TO ALLOW DEVELOPMENT ON SLOPES GREATER THAN 30% FOR A PRIVATE ROAD; A DESIGN APPROVAL FOR A ONE-STORY, SINGLE FAMILY RESIDENCE INCLUDING 6,670 SQUARE FOOT RESIDENCE, 2,070 SQUARE FOOT ATTACHED GARAGE/OFFICE/STORAGE, 950 SQUARE FEET COVERED PORCHES AND 720 SQUARE FOOT PORTICO; AND TREE REMOVAL PERMIT TO ALLOW THE REMOVAL OF TWO (14" AND 8") PROTECTED TREES, ON A 12.81 ACRE LOT. GRADING WILL BE APPROXIMATELY 6,431 CUBIC YARDS OF CUT AND FILL FOR THE DRIVEWAY AND 2,000 CUBIC YARDS CUT AND 16,800 CUBIC YARDS FILL FOR THE RESIDENCE. THE PROPERTY IS LOCATED AT 118 SAN BENANCIO ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 416-221-048-000), TORO AREA.

Paula Bradley, Project Planner, discussed changes and corrections to the staff report.

Paul Hardt, representative, agreed to the conditions.

The Zoning Administrator adopted the Negative Declaration and approved the Use Permit with changes.

F. OTHER MATTERS: None

G. ADJOURNMENT 4:03 p.m.

ATTEST:



JEFF MAIN, ZONING ADMINISTRATOR

JM:kb/ca