

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
SEPTEMBER 27, 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	Patrick Treffry
	Public Works	Bryce Hori
	Water Resources	Shaunna Juarez
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: August 9, 30 and September 13, 2007. All minutes were approved.

D. SCHEDULED ITEMS

1. THOMPSON JAMES J/DORIS H (PLN050274)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) AN ADMINISTRATIVE PERMIT TO ALLOW THE REMODEL AND REPLACEMENT OF FOUNDATION OF AN EXISTING 868 SQUARE FOOT SINGLE FAMILY RESIDENCE; 2) A USE PERMIT FOR THE DEVELOPMENT IN THE CARMEL RIVER FLOODPLAIN; AND 3) PARTIAL REMEDY FOR CODE ENFORCEMENT CASE CE040288 WHICH IDENTIFIED ISSUES OF EXPOSED WIRING, ROOF STRUCTURALLY UNSOUND, UNPERMITTED INSTALLATION OF SEWER PIPE AND BATHROOM; AND 4) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 3 WAWONA STREET, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 197-091-043-000), CARMEL VALLEY MASTER PLAN AREA.

Jody Lyons, Project Planner, presented the project.

Janna Faulk, Environmental Health, added EH condition 12 and showed the location of the existing septic system

James Thompson, applicant, accepted the conditions.

After a discussion regarding the setbacks, the Zoning Administrator approved the Combined Development Permit including the addition of "legal non-conforming" to the evidence in finding No. 1 and expanded findings for No. 3.

2. KING JOHN J & EILEEN G TRS (PLN070016)

CONTINUED FROM 8/30/07. COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) DEMOLITION OF AN EXISTING 2,205 SQUARE FOOT, TWO-STORY SINGLE FAMILY DWELLING; 2) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 3,598 SQUARE FOOT SECOND STORY ADDITION OVER THE REMAINING 656 SQUARE FEET OF THE ORIGINAL

RESIDENCE; AND A 656 SQUARE FOOT ATTACHED TWO-CAR GARAGE; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES IN EXCESS OF 30%; AND 4) A COASTAL DEVELOPMENT PERMIT TO REMOVE THREE MONTEREY PINE TREES RANGING IN SIZE FROM 10 INCHES TO 42 INCHES IN DIAMETER; AND 5) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 24876 PESCADERO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 009-122-019-000), COASTAL ZONE.

Ramon Montano, Project Planner, requested a continuance to a date uncertain. The applicant was not present but was in agreement.

The Zoning Administrator continued the project to a date uncertain.

3. JONES NATHAN L & REIKO (PLN060053)

ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 1,000 SQ. FT. CARETAKER'S UNIT. THE PROPERTY IS LOCATED AT 374 CORRAL DE TIERRA ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 151-041-024-000), CORRAL DE TIERRA AREA, TORO AREA.

Luis Osorio, Project Planner, Project Planner, requested a resolution of intent to deny. The staff report was not adequate and there are Code Enforcement issues to be resolved.

Environment Health reported they do not have a water source for the use.

Rod Nesquit, representative, stated that no additional water will be used.

Nathan Jones, applicant, stated he could not drill a well because of an agreement with the neighbors. The violation on the property has been cleared.

Valerie Migotti, Code Enforcement Officer, relayed that she has not been on the property but has reviewed the files and a violation does exist due to grading and a retaining wall.

After discussion, the Administrative Permit was continued to November 8th to allow time to address the violations and address erosion issues onsite.

4. MATTHEWS MATTY TR (PLN060118)

ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR DEVELOPMENT WITHIN A SITE PLAN REVIEW ZONING DISTRICT OVERLAY OR "S" DISTRICT TO ALLOW THE DEMOLITION OF AN EXISTING TWO-STORY 1,180 SQUARE FOOT SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A TWO-STORY 752 SQUARE FOOT SINGLE FAMILY DWELLING AND GRADING (LESS THAN 100 CUBIC YARDS); AND A VARIANCE FOR REDUCTION IN FRONTYARD SETBACKS. THE PROPERTY IS LOCATED AT 28650 ROBINSON CANYON ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 416-025-010-000), CARMEL VALLEY MASTER PLAN AREA.

Elisa Manuguera, Project Planner, requested a continuance to October 11, 2007, due to noticing problems. The applicant and representative were aware to the problem and agreed to the continuance.

Public Comment: Robert Fowler

This item was continued to October 11, 2007.

5. ANDRADE JOSE L (PLN050373)

CONTINUED FROM 9/13/2007. GENERAL DEVELOPMENT PLAN AND COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A USE PERMIT FOR A 2,845 SQUARE FOOT AUTO REPAIR SHOP; AND 2) A USE PERMIT FOR A LANDSCAPING INSTALLATION AND SUPPLY BUSINESS TO INCLUDE: (A) A 1,500 SQUARE FOOT LANDSCAPING AND SUPPLY BUILDING; (B) CONVERSION OF 2/3 OF A THREE-CAR GARAGE TO A ONE-CAR GARAGE AND A 400 SQUARE FOOT LANDSCAPING BUSINESS OFFICE; (C) A 2,000 SQUARE FOOT RETAIL LANDSCAPE OUTDOOR SALES AREA; AND (D) A 4,000 SQUARE FOOT LANDSCAPE CONTRACTOR'S YARD. THE PROPERTY IS LOCATED AT 11575 MERRITT STREET, CASTROVILLE (ASSESSOR'S PARCEL NUMBERS 030-255-007-000), WEST OF THE INTERSECTION OF MERRITT AND WALSH STREET, NORTH COUNTY NON-COASTAL AREA.

Nadia Amador, Project Planner, provided revised findings and information and recommended approval.

Jose Andrade, applicant, accepted the conditions. He expects to pull the permit within two years.

Water Resources Agency added "prior to issuance of grading permits" to Condition No. 21.

Zoning Administrator responded regarding the time line for pulling the permits: applicant is given one year to pull the permits and a year to complete phase 1 and the rest of the timing remains the same.

The Zoning Administrator approved the General Development Plan and Combined Development Permit with revised findings and evidence and consistency with the Castroville Community Plan, including timing and phasing changes.

6. BARDIS CHRISTO D & SARA (PLN060308)

CONTINUED FROM 9/13/07. COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE DEMOLITION OF A 5,768 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING AND AN ATTACHED TWO-CAR CARPORT AND ALLOW THE CONSTRUCTION OF A 7,412 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH A 2,444 SQUARE FOOT BASEMENT AND A 1,094 SQUARE FOOT ATTACHED FOUR-CAR GARAGE; (2) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF AN ATTACHED SECOND STORY 850 SQUARE FOOT CARETAKER'S UNIT; (3) A VARIANCE TO EXCEED STRUCTURAL COVERAGE REQUIRED BY THE PESCADERO WATERSHED; AND (4) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF THREE OAK AND FOUR MONTEREY PINE TREES. THE PROPERTY IS LOCATED AT 1502 BONIFACIO ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-341-038-000), EAST OF THE INTERSECTION OF CORTEZ AND BONIFACIO ROADS, DEL MONTE FOREST AREA, COASTAL ZONE.

Anna Quenga, Project Planner, presented the project. Zoning Administrator advised that he had gone on a site visit and met with the applicant's representative about the proposed tree removal. A condition was added regarding the tree removal and replacement to address trees removed. Another condition was added to monitor the tree removal. A tree plan will be required prior to issuance of final occupancy to replace trees removed and

trees that have become hazardous due to over trimming. The ten trees to be replanted shall be maintained in perpetuity to replace forest resources lost due to development and over trimming.

Jun Siliano, representative, had questions related to the trees. The conditions were accepted.

The Combined Development Permit was approved with changes and additions as discussed.

7. CARRASCO HENRY TR (PLN070161)

CONTINUED FROM 9/13/07. USE PERMIT TO CLEAR VIOLATION CE070071 TO ALLOW THE CONVERSION OF UNCULTIVATED LAND TO CULTIVATED AGRICULTURAL USE, VITICULTURE, ON LAND WITH 15% TO 25% SLOPES. APPROVAL OF THE USE PERMIT WILL ABATE VIOLATION CE070071. THE PROPERTY IS LOCATED AT 30020 CHUALAR ROAD, CHUALAR (ASSESSOR'S PARCEL NUMBERS 145-072-015-000 & 145-072-016-000), CENTRAL SALINAS VALLEY AREA.

Anna Quenga, Project Planner, presented this item.

Henry Carrasco presented photos of the project. Lynn Mounday, representative, gave some history.

The Use Permit was referred to the Planning Commission to determine whether or not a Use Permit is required for vineyards on land with 15% to 25% slopes.

E. OTHER MATTERS: None

F. ADJOURNMENT

ATTEST: 4:25 p.m.



JEFF MAIN ZONING ADMINISTRATOR

JM:kb/ca