

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
APRIL 10, 2008
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	Jacqueline Onciano (pro tem)
	Environmental Health	Nicole Silva
	Public Works	Bryce Hori
	Water Resources	Tom Moss
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: MARCH 27, 2008

The minutes for March 27, 2007, were continued to the next meeting.

D. SCHEDULED ITEMS

1. REDEVELOPMENT AGENCY OF THE CO (ORD MARKET) (GPZ070004)

CONTINUED FROM 3/27/08. COMBINED DEVELOPMENT PERMIT INCLUDING: 1) USE PERMIT, GENERAL DEVELOPMENT PLAN AND DESIGN APPROVAL FOR THE REESTABLISHMENT OF A PREVIOUSLY EXISTING SERVICE STATION AND CAR WASH, FOR THE CONTINUING USE OF A CONVENIENCE MARKET AND FOR THE ESTABLISHMENT OF A NEW TRUCK RENTAL FACILITY; AND 2) ZONING RECLASSIFICATION TO REZONE A THREE-ACRE PORTION OF A 20 ACRE PARCEL FROM THE "PQP-D-S" ZONING CLASSIFICATION (PUBLIC/QUASI- PUBLIC WITH DESIGN REVIEW AND SITE REVIEW OVERLAYS) TO "LC-D-S" ZONING CLASSIFICATION (LIGHT COMMERCIAL WITH DESIGN REVIEW AND SITE REVIEW OVERLAYS). THE SUBJECT SITE IS LOCATED AT 2700 IMJIN PARKWAY (ASSESSOR'S PARCEL NUMBER 031-101-039-000), AT THE INTERSECTION OF IMJIM ROAD AND ABRAMS ROAD, FORT ORD AREA.

Luis Osorio, Project Planner, presented the project.

Nick Nichols, engineer from Housing and Redevelopment, accepted the conditions.

The Zoning Administrator inquired about: 1) the water runoff, 2) location of the tanks, 3) parking spaces, 4) car wash, and 5) Imjin Road becoming a 4 lane road.

Public Comment: None

After discussion, the Zoning Administrator adopted the Mitigated Negative Declaration with Mitigation Monitoring plan and approved the Combined Development Permit with corrections and changes.

2. MAESTRI VINCENT R (PLN070302)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) USE PERMIT FOR DEVELOPMENT WITHIN THE CARMEL VALLEY FLOODPLAIN PURSUANT TO SECTION 21.14.050.J. AND 2) AN ADMINISTRATIVE PERMIT FOR THE DEVELOPMENT WITHIN A SITE PLAN REVIEW DISTRICT OR "S" ZONING DISTRICT TO ALLOW THE DEMOLITION OF AN EXISTING 2,837 SQUARE FOOT SINGLE FAMILY DWELLING TO CONSTRUCT A 4,548 SQUARE FOOT SINGLE FAMILY DWELLING WITH AN ATTACHED TWO-CAR GARAGE AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 7023 VALLEY GREENS CIRCLE, CARMEL (ASSESSOR'S PARCEL NUMBER 157-071-018-000), CARMEL VALLEY MASTER PLAN AREA.

Valerie Negrete, Project Planner, discussed the project.

Claudio Ortiz, representative, agreed with the conditions.

Public Comment: None

The Zoning Administrator approved the Combined Development Permit.

3. SBMD PROPERTIES LLC (PLN050420)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A USE PERMIT TO CLEAR A VIOLATION CE060417, BY LEGALIZING AN AGRICULTURAL TRUCKING FACILITY TO INCLUDE: A 1,440 SQUARE FOOT OFFICE, A 1,500 SQUARE FOOT DISPATCH OFFICE, 7,272 SQUARE FEET OF SERVICE/REPAIR SHOPS, 11,520 SQUARE FEET OF GREENHOUSES AND 3,174 SQUARE FEET OF GRAVELED PARKING AREA. THE PROPERTY IS LOCATED AT 26710 ENCINAL ROAD SALINAS (ASSESSOR'S PARCEL NUMBER 137-061-030-000), SOUTH OF THE INTERSECTION AT OLD STAGE ROAD FRONTING ON ENCINAL ROAD, GREATER SALINAS AREA.

Ramon Montano, Project Planner, requested a continuance to allow time to work with Public Works on the initial study.

Public Comment: None

The Zoning Administrator continued the project to May 29, 2008.

E. OTHER MATTERS: NONE

F. ADJOURNMENT 2:11 p.m.

ATTEST:


JEFF MAIN, ZONING ADMINISTRATOR

JM:kb/ca