

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
MAY 29, 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	Jeff Main
	Environmental Health	Nicole Silva
	Public Works	Bryce Hori
	Water Resources	Tom Moss
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: MAY 8, 2008

The minutes for May 8, 2008, were approved.

D. DESIGN APPROVALS

1. GUERRERO CUAUTHEMOC & SANJUANA (DA070425)

DESIGN APPROVAL TO ALLOW FOR THE CONSTRUCTION OF A 6,080 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING LIVING 5144 SQUARE FEET WITH 2 CARPORTS 832 SQUARE FEET ON FIRST FLOOR; TWO TERRACES 498 SQUARE FEET (ONE AT THE MASTER BEDROOM AND THE OTHER AT THE UPPER TWO BEDROOMS FACING THE EAST ON THE SECOND FLOOR, NEW BREEZEWAY, 104 SQUARE FEET, COVERED PORCH, 216 SQUARE FEET.

Tony Furtado, Project Planner, presented the project. There was discussion concerning visual impacts.

Laura Lawrence, Supervising Manager, explained the viewshed will not be affected by the project.

Sanjuana Guerrero, owner, agreed to the conditions.

After discussion, the Zoning Administrator approved the project.

E. SCHEDULED ITEMS

2. SBMD PROPERTIES LLC (PLN050420)

CONTINUED FROM 04/10/2008. COMBINED DEVELOPMENT PERMIT CONSISTING OF 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 SHOP AND 3,174 SQUARE FEET OF GRAVELED TRUCK/TRAILER 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 June 26, 2008.

The Zoning Administrator continued the project to June 26, 2008.

3. AIU ALEXIUS B K JR & MARY (PLN080018)

COASTAL ADMINISTRATIVE PERMIT TO ALLOW A SINGLE DESIGNATED UNCOVERED PARKING SPACE WITHIN THE FRONT SETBACK. THE PROPERTY IS LOCATED AT 26257 VALLEY VIEW AVENUE, CARMEL (ASSESSOR'S PARCEL NUMBER 009-403-018-000), NORTH OF THE INTERSECTION OF VALLEY VIEW AVENUE AND 16TH STREET, COASTAL ZONE.

Ramon Montano, Project Planner, presented the project.

The Zoning Administrator asked about the high archaeological zone. Montano replied that the archaeological report was negative.

Alexius Aiu, owner, agreed to the conditions.

The Zoning Administrator approved the project.

BREAK – 2:05 p.m. RECONVENED – 2:10 p.m.

The Zoning Administrator asked staff why there are two projects instead of a combined project. Staff answered the original project was a code enforcement case pending on the first project.

4. CARMEL UNIFIED SCHOOL DIST (PLN060651)

COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 3,232 SQUARE FOOT CLASSROOM WING CONTAINING THREE REGULAR CLASSROOMS AND THREE SMALLER SPACES FOR SPECIAL NEEDS PROGRAMS. THE PROPERTY IS LOCATED AT 2770 15TH AVENUE, CARMEL (ASSESSOR'S PARCEL NUMBER 009-511-001-000), CARMEL AREA, COASTAL ZONE

Laura Lawrence, Supervising Manager, presented the project.

Staff read the Errata for changes.

Morgan Diasante, principal, gave a history of the projects. Devin Lincoln answered legal questions and an architect from Wald, Ruhnke and Dost, also answered questions.

Public Comment: Bart Hancock

Devin Lincoln, representative, clarified the construction site and the portables to be moved.

Hori inquired about relocation of the stairway. The principal was not clear about the relocation of the stairway.

Staff relayed that after inspection of the stairway, she will rescind removal of the last two sentences of the condition related to the stairway.

After discussion, the Zoning Administrator referred both Carmel Unified School District projects to the Planning Commission.

5. CARMEL UNIFIED SCHOOL DIST (PLN060652) See project above.

COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT TO ALLOW FOR THE RELOCATION OF FIVE MODULAR CLASSROOMS TO INCLUDE CONNECTION TO EXISTING ELECTRICAL, FIRE ALARM, DATA AND PHONE SYSTEMS IN ORDER TO CLEAR CODE VIOLATION CE060265; AND A COASTAL DEVELOPMENT PERMIT TO ALLOW MODIFICATION OF PARKING REQUIREMENTS DUE TO THE UNUSUAL CHARACTERISTICS OF THE SITE VICINITY. THE PROPERTY IS LOCATED AT 2770 15TH AVENUE, CARMEL (ASSESSOR'S PARCEL NUMBER 009-511-001-000), COASTAL ZONE.

6. ATHERTON MICHAEL W & KIMBERLY (PLN070465)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A 2,793 SQUARE FOOT ADDITION, A 2,065 SQUARE FOOT ATTACHED GARAGE, AND 792 SQUARE FEET OF DECK AND STAIRS TO AN EXISTING SINGLE FAMILY DWELLING; 2) COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT TO MERGE TWO EXISTING LOTS OF 2 ACRES AND 3 ACRES TO CREATE A SINGLE 5 ACRE LOT; 3) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN A 750 FOOT CULTURAL RESOURCES BUFFER ZONE; AND 4) DESIGN APPROVAL. GRADING WILL CONSIST OF 199 CUBIC YARDS OF CUT AND ZERO CUBIC YARDS OF FILL. THE PROPERTY IS LOCATED AT 31453 HIGHWAY ONE (ASSESSOR'S PARCEL NUMBERS 243-221-026-000 AND 243-221-020-000), BIG SUR AREA, COASTAL ZONE.

Joe Sidor, Project Planner, presented the project. He explained that this project is part of the Victorine Ranch project approved around 1981.

Cynthia Spellaey, representative, accepted the conditions.

The Zoning Administrator read the posting regulations and continued the project to June 12th to allow time for the applicant to repost the project. Flagging and staking is to remain until after the June 12th hearing.

7. BAUER KATHLEEN M COLLARD (PLN070560)

USE PERMIT TO RECTIFY CODE ENFORCEMENT CASE CE060372 FOR THE REMOVAL OF THREE PROTECTED OAK TREES AND THE SEVERE PRUNING OF THREE PROTECTED OAK TREES. THE PROPERTY IS LOCATED AT 27475 VISTA DEL TORO, SALINAS (ASSESSOR'S PARCEL NUMBER 416-391-047-000 & 416-391-048-000), TORO AREA PLAN.

Laura Lawrence for Elisa Manuguerra, Project Planner, requested a continuance to July 10, 2008, to allow time for the applicant to post.

Chemicals stored on site – Environmental Health saw no problem with chemicals on site.

Tom Brunet, Senior Operations Manager, answered questions. They agreed to the conditions.

Public Comment: Sue Banter opposed the project.

After discussion, the Zoning Administrator continued the project to July 10, 2008.

8. CALIFORNIA-AMERICAN WATER CO. (PLN080005)

CONTINUED FROM 5/8/08. USE PERMIT AND DESIGN APPROVAL TO ALLOW THE INSTALLATION OF A PRE-FABRICATED SKID MOUNTED ARSENIC TREATMENT SYSTEM AT AN EXISTING WELLHEAD SITE. THE FACILITIES WILL CONSIST OF A SMALL CONCRETE BASE SLAB TO INCLUDE FOUR (4) BACKWASH TANKS APPROXIMATELY 10 FEET IN DIAMETER AND 10 FEET IN HEIGHT; ONE (1) SLUDGE DISPOSAL TANK APPROXIMATELY 8 FEET IN DIAMETER AND 13 FEET IN HEIGHT; MISCELLANEOUS PIPING, PUMPS AND CONTROLS. THE 2.58 ACRE PROPERTY IS LOCATED AT 776 MONTEREY-SALINAS HIGHWAY ON THE SOUTH SIDE OF HIGHWAY 68 BETWEEN LAURELES GRADE ROAD AND CORRAL DE TIERRA ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 161-451-002-000), TORO AREA.

David Mack, Project Planner, presented the project.

Tom Brunet, for Cal-Am, accepted the conditions along with the changes to Condition No. 10 regarding landscaping.

After discussion, the Zoning Administrator continued the project to June 12, 2008.

E. OTHER MATTERS:

F. ADJOURNMENT

Date adopted:

ATTEST: 4:15 p.m.



JEFF MAIN, ZONING ADMINISTRATOR

JM:kb/ca