

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
JUNE 12, 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	Mike Novo
	Environmental Health	Nicole Silva
	Water Resources	Jennifer Bodensteiner
	Recording Secretary	Carol Allen
Absent:	Public Works	Bryce Hori

B. PUBLIC COMMENT – None

C. APPROVAL OF MINUTES: MAY 29, 2008

The minutes for May 29, 2008, were approved as corrected. Item 8: Cal-Am was blank.

D. DESIGN APPROVALS – None

E. SCHEDULED ITEMS

1. LINO ANDREW L/HEATHER A (PLN060547)

ADMINISTRATIVE PERMIT TO ALLOW THE DEMOLITION OF AN EXISTING 2,768 SQ. FT. ONE-STORY SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A NEW TWO-STORY 5,587 SQ. FT. SINGLE FAMILY DWELLING WITHIN AN "S" DISTRICT AND DESIGN APPROVAL. THE OTHER EXISTING STRUCTURES ON THE PARCEL INCLUDE A SECOND SINGLE FAMILY RESIDENCE (1,482 SQ. FT.), CARETAKER'S UNIT (623 SQ. FT.) AND BARN (1,400 SQ. FT.) WOULD REMAIN. THE PROPERTY IS LOCATED AT 332 EL CAMINITO ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 187-591-056-000), NORTH OF THE INTERSECTION OF CAMINITO ROAD AND FORD ROAD, CARMEL VALLEY MASTER PLAN AREA.

Jody Lyons, Project Planner, presented the project and read an errata sheet for the record.

Environmental Health added a condition.

Miriam Shikat, representative, agreed to the conditions. Tim Cowan, architect, answered questions.

Public Comment: Kent Ciucci, Tom Copinger, John Bridges, representative for Mahady; Ray Stewart.

Andrew Lino, applicant, answered questions.

Environmental Health added standard condition EH11.

The Zoning Administrator approved the Administrative Permit with the addition of EH11 and a change to condition 26.

2. WEIS GERARD R/RYA A (PLN070535)

ADMINISTRATIVE PERMIT TO ALLOW THE DEMOLITION OF AN EXISTING 2,768 SQ. FT. ONE-STORY SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A NEW TWO-STORY 5,587 SQ. FT. SINGLE FAMILY DWELLING WITHIN AN "S" DISTRICT AND DESIGN APPROVAL. THE OTHER EXISTING STRUCTURES ON THE PARCEL INCLUDE A SECOND SINGLE FAMILY RESIDENCE (1,482 SQ. FT.), CARETAKER'S UNIT (623 SQ. FT.) AND BARN (1,400 SQ. FT.) WOULD REMAIN. THE PROPERTY IS LOCATED AT 332 EL CAMINITO ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 187-591-056-000), NORTH OF THE INTERSECTION OF CAMINITO ROAD AND FORD ROAD, CARMEL VALLEY MASTER PLAN AREA.

Liz Gonzales, Project Planner, requested a continuance to June 26, 2008, to allow time to receive and review plans and reports.

Jun Silano, representative, agreed to the continuance.

Public Comment: Emmy Moore Minister

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

3. POST RANCH LP (PLN080195)

ADMINISTRATIVE PERMIT TO ALLOW THE DEMOLITION OF AN EXISTING 2,768 SQ. FT. ONE-STORY SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A NEW TWO-STORY 5,587 SQ. FT. SINGLE FAMILY DWELLING WITHIN AN "S" DISTRICT AND DESIGN APPROVAL. THE OTHER EXISTING STRUCTURES ON THE PARCEL INCLUDE A SECOND SINGLE FAMILY RESIDENCE (1,482 SQ. FT.), CARETAKER'S UNIT (623 SQ. FT.) AND BARN (1,400 SQ. FT.) WOULD REMAIN. THE PROPERTY IS LOCATED AT 332 EL CAMINITO ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 187-591-056-000), NORTH OF THE INTERSECTION OF CAMINITO ROAD AND FORD ROAD, CARMEL VALLEY MASTER PLAN AREA.

Carl Holm, Project Planner, presented the project.

Jamie Seidel, representative, explained the proposed system. Hugh Bremly, project manager for Post Ranch, agreed with the conditions.

The project was approved, with corrections to the findings, by the Zoning Administrator.

4. ATHERTON MICHAEL W & KIMBERLY (PLN070465)

CONTINUED FROM 5/29/08. 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.

The project was approved by the Zoning Administrator.

5. CALIFORNIA-AMERICAN WATER CO (PLN080005)

CONTINUED FROM 5/29/08. 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.

The Zoning Administrator explained that he listened to the tape of the May 29, 2008 hearing.

David Mack, Project Planner, gave an overview of the project.

Tom Brunet, Cal-Am, agreed to the conditions.

The Zoning Administrator approved the project with changes to the Findings and conditions.

E. OTHER MATTERS - None

F. ADJOURNMENT 3:09 p.m.

Date adopted: JULY 31, 2008

ATTEST:



MIKE NOVO, ZONING ADMINISTRATOR

MN:kb/ca