

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
SEPTEMBER 11, 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	Roger VanHorn
	Public Works	Bryce Hori
	Water Resources	Tom Moss
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: July 31 and August 14, 2008

The minutes were approved as submitted.

D. DESIGN APPROVALS: NONE

E. SCHEDULED ITEMS

1. MITCHELL DALE & LISA A (PLN080045)

COASTAL DEVELOPMENT PERMIT TO ALLOW AN INTENSIFICATION OF AN EXISTING YOUTH HOUSING FACILITY TO HOUSE EIGHT (8) YOUTH WITHIN AN EXISTING NINE (9) BEDROOM DWELLING. NO DEVELOPMENT IS PROPOSED. THE PROJECT IS LOCATED AT 6835 PARADISE ROAD, SALINAS (APN129-222-012-000) IN THE NORTH COUNTY PRUNEDALE AREA, COASTAL ZONE.

Craig Spencer, Project Planner, recommended approval of the Coastal Development Permit.

ZA inquired if there were any complaints on the project. Staff stated he has received a phone call regarding an issue at the North County Coastal Land Use Advisory Committee. ZA inquired if issues arose from the shared water and easement. Staff stated that there is an adequate supply.

ZA asked Environmental Health about the water issue. Staff stated monitoring for nitrates should be increased. If water increases to 45 then a new water source needs to be found.

Louis Ramirez, applicant, CCS Youth Foundation, and the ZA discussed the use of bottled water and issues of the neighborhood. Applicant agreed with the conditions.

Dave Sellers, neighbor, read a letter of concern regarding the facility. He was in support of the project but had issues regarding increased traffic, noise, and petty thefts. He suggested that the youth home setup an escrow account to cover road improvements, if needed.

Joy Vance, neighbor, spoke in support but boys need to be respectful of other's property lines and agreed with the previous speaker.

ZA expressed his desire that the neighbors will continue to work together. ZA approved the Combined Development Permit based on findings/evidence and conditions recommended by staff.

2. RAFTERY JOHN E & KATHRYN E (PLN080085)

COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO ALLOW 128 SQUARE FOOT ADDITION ENTIRELY BELOW GRADE AND REMODEL OF THE EXISTING 3,017 SQUARE FOOT SINGLE FAMILY DWELLING INCLUDING CONVERSION OF THE BASEMENT TO LIVING AREA, REBUILDING OF THE DINING ROOM AREA TO CREATE A ROOF DECK ABOVE, AND WINDOW AND DOOR CHANGES ALL WITHIN 750 FEET OF KNOWN ARCHAEOLOGICAL RESOURCES. THE PROJECT IS LOCATED AT 2423 SAN ANTONIO AVENUE, CARMEL (ASSESSOR'S PARCEL NUMBER: 009-412-014-000) CARMEL LAND USE PLAN AREA, COASTAL ZONE

Craig Spencer, Project Planner, recommended approval of the Coastal Development Permit.

Staff made a change to condition No. 5, Exterior Lighting Plan, in accordance with some of the concerns from the Carmel Unincorporated/Highlands Land Use Advisory Committee. Changes were made to the lighting being used on the property. ZA asked for clarification of condition No. 1.

Discussion ensued between the ZA and the applicant, Dan Annarum, regarding how the work would be done. The applicant agreed to the conditions.

The Zoning Administrator approved the Combined Development Permit with changes to finding 1 and condition No. 5.

3. ABID THAMIR (PLN080130)

USE PERMIT TO ALLOW THE ESTABLISHMENT OF AN OPEN AIR RETAIL FACILITY (WHOLESALE NURSERY). THE PROPERTY IS LOCATED AT 2297 SAN MIGUEL CANYON ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 127-011-010-000) SOUTHEAST CORNER OF THE INTERSECTION OF SAN MIGUEL CANYON ROAD AND LANGLEY ROAD, NORTH COUNTY AREA.

Anna Quenga, Project Planner, recommended approval of the Use Permit.

ZA asked about TAMC's fee. Public Works staff, Bryce Hori, stated that it should be there and is a TAMC fee.

Craig Novak, applicant, stated that it would be better to leave one space open for ingress/egress. Applicant questioned Condition No. 4, landscape plan, and TAMC's fee.

ZA approved the Use Permit based on staff recommendations and changes as discussed.

E. OTHER MATTERS:

F. ADJOURNMENT 2:12 p.m.

Date adopted: October 9, 2008

ATTEST:



MIKE NOVO, ZONING ADMINISTRATOR

MN:kb/ca