

**FINAL  
MINUTES  
MONTEREY COUNTY ZONING ADMINISTRATOR  
THURSDAY, APRIL 9, 2009**

**1:30 P.M.**

**A. ROLL CALL**

Present: Mike Novo, Zoning Administrator  
Patrick Treffry, Environmental Health  
Chad Alinio, Public Works  
Michael Trapani, Water Resources Agency  
Absent: None

**B. PUBLIC COMMENT**

None.

C. APPROVAL OF MINUTES: September 25, October 9, & November 13, 2008

The Zoning Administrator adopted all three sets of minutes.

**D. SCHEDULED ITEMS**

1. NEWELL MINTON J JR/SHANNON M - PLN080453 Planning Area: SOUTH COUNTY AREA. Project Planner: ERIC SNIDER. Environmental Status: CATEGORICALLY EXEMPT. Project Description: AMENDMENT TO EXISTING WINERY USE PERMIT PLN020597 TO INCREASE ALLOWED PRODUCTION FROM 1,000 CASES TO 2,900 CASES ANNUALLY AND TO ALLOW THE PRODUCTION OF WINE FROM GRAPES IMPORTED FROM OTHER VINEYARDS. THE PROPERTY IS LOCATED AT 51210 BRADLEY LOCKWOOD ROAD, LOCKWOOD (ASSESSORS PARCEL NUMBER 423-051-035-000) SOUTH COUNTY AREA PLAN.

Staff did not make a presentation and no applicant was present.

Public Comment: None.

The Zoning Administrator approved the project.

2. HASTINGS - PLN070099 Planning Area: CARMEL VALLEY MASTER PLAN AREA. Project Planner: BRITTANY NICHOLSON. Environmental Status: CATEGORICALLY EXEMPT. Project Description: USE PERMIT AND DESIGN APPROVAL FOR THE CONSTRUCTION OF A 2,488 SQUARE FOOT BARN WITHIN THE CARMEL VALLEY FLOODPLAIN. MATERIALS AND COLORS OF SEALED REDWOOD SIDING. THE PROPERTY IS LOCATED AT 27493

SCHULTE ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 169-192-002-000),  
CARMEL VALLEY MASTER PLAN AREA.

Planning Manager Luis Osorio presented the project and stated that a condition was added.

The Water Resources Agency had changes to Finding 1, evidence (d), delete last sentence; Condition 12, timing should be prior to final inspection; Condition 14, first sentence change flood to floor.

Public Comment: Steven Beals, project representative, asked to amend condition 21 because of working with building and fire. The Zoning Administrator added a phrase regarding the outcome because of fire code. Applicant agreed.

The Zoning Administrator approved the project subject to changes discussed during the hearing.

**E. OTHER MATTERS:** None.

**F. ADJOURNMENT:** 1:44 p.m.

Date adopted: August 13, 2009

ATTEST:

  
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MIKE NOVO, ZONING ADMINISTRATOR