

FINAL

**MONTEREY COUNTY ZONING ADMINISTRATOR
February 13, 2003
MINUTES**

A. ROLL CALL:

Present: Bryce Hori, Public Works; Roger Beretti, Environmental Health; Charles Pugh, Water Resources; Lynne Mounday, Zoning Administrator; Linda Rotharmel, Secretary

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: The Minutes for the January 30, 2003, meeting were continued for corrections to February 27, 2003, meeting.

D. DESIGN APPROVALS:

1. DUCATO FRANK J TR ET AL (DA020549)

Design Approval to allow the construction of 4,920 sq. ft. one-story single family dwelling with basement, with 2 attached garages (597 sq. ft. two- car garage and 594 sq. ft one-car garage with workshop), motor court with sliding iron gates, the removal of one oak and pine tree, and grading (approximately 2,600 cubic yards). Materials and colors of burnt orange stucco siding, dark brown window trim and copper flashing accents. The property is located at 406 Estrella Avenue, Monterey (Assessor's Parcel Number 173-074-010-000), Pasadera Subdivision, Greater Monterey Peninsula area.

The Zoning Administrator described the project. The Greater Monterey Peninsula Area Plan recommended approval of the project.

Pat Edinger, Edinger Architects, architect on the project, described the architecture of the project.

After discussion the Zoning Administrator approved the Design Approval Request as proposed with the colors, design, materials and roofing as shown.

E. SCHEDULED ITEMS:

2. ALADIN PROPERTIES (PLN020267)

Use Permit for a 17,536 square-foot warehouse for a moving van and storage operation. The Use Permit is also for the following possible future uses: shops for tradesmen such as

plumbers, electricians, furniture makers and repairmen, appliance repairmen, and similar uses provided that in all cases all equipment and materials, except vehicles, are maintained within the structure; picture-framing business; shops of a light commercial character within a structure; storage, rental and sales of irrigation equipment; carpenter shops, contractor yards, plumbing shops, welding shops and other uses of a similar character; wholesale stores, storage and warehouses; wholesale bread distributor; produce storage; light manufacturing; and administrative and professional offices accessory to the permitted uses, provided that in all cases all equipment and materials, except vehicles, are maintained within the structure. The property is located 11305 Commercial Parkway, Castroville (Assessor's Parcel Number 133-492-023), North County area, Non-Coastal.

Patrick Kelly described the project. The North County Non-Coastal Land Use Advisory Committee recommended approval of the project.

John Silva, representing the applicants, reviewed the conditions and recommended changes to Condition #3 to include metal guard rail painted to match the main building instead of the four-foot high split-face block wall with a cap course and Condition #5 should be deleted because it is the same as Condition #3 and Condition #5. It was noted that there were two numbers of 11, 12, & 13. After changing the numbers (second #13) Condition #15 was amended to add "or the equivalent."

3. SUAREZ STAN (PLN020015)

Use Permit for an office and shop for truck repair and maintenance (13,700 square feet), building for repair and storage of pallets (5,000 square feet) and a truck yard. The project also includes a well and septic system and grading. The property is located at 32740 Camphora Gloria Road, Soledad (Assessor's Parcel Number 257-031-014-000), east of US Highway 101, Central Salinas Valley area.

Patrick Kelly described the project. Staff recommended adding a condition stating that a parking and maneuvering site plan be submitted to the Planning and Building Inspection Department for review. The surface should be decomposed granite. The required retention basin shall be modified as necessary to accommodate runoff from the areas required to be surfaced with decomposed granite, in accordance with a drainage plan to be reviewed by the Water Resources Department.

Aaron Johnson, on behalf of the applicant Stan Suarez, spoke regarding Condition #9 being the same as #22 and #10 same as #12. He also requested that Conditions #9 & 22, "Will Serve" be deleted. He also mentioned that regarding Conditions #27 & 28, Italian Cypress, in 5 to 10-gallon tubs would be more suitable.

The Zoning Administrator discussed a letter from the City of Soledad, which addressed issues concerning the concept of city center growth and supporting the current agricultural services and smart growth.

Bryce Hori, Public Works, was concerned about mud tracking onto Camphora Gloria Road and added a condition regarding that issue.

After discussion by the Zoning Administrator, the application was continued to the March 13, 2003, Zoning Administrator meeting.

4. MORENO SAMUEL P & DORA E (PLN020387)

Continued from 1/9/03. Administrative Permit to allow cut and fill activities, a small amount of which is on slopes exceeding 30% on .75 acres. The property is located at 10814 Assisi Way (Assessor's Parcel Number 125-461-001-000), Salinas, Greater Salinas area.

Staff is recommending denial based on the lack of substantial evidence to support findings required by Chapter 21.64.230 (Regulations for Development on Slopes in Excess of 30%).

The Zoning Administrator continued this application at the request of the applicant, through Lombardo and Gilles, to February 27, 2003, Zoning Administrator meeting.

5. CONLIN NANCY L TR ET AL (PLN020328)

Combined Development Permit consisting of an Administrative Permit to convert a 1,135 sq. ft. single family residence into a 997 sq. ft. accessory caretakers unit and construct a 1,937 sq. ft. manufactured single family residence with a 720 sq. ft. detached garage; a Variance for the reduction of the front yard setback from 50 feet to 37 feet for the caretaker's unit. The property is located at 98 A Paddon Road, Watsonville (Assessor's Parcel Number 412-091-056-000), west of San Miguel Canyon Road, Royal Oaks, Non-Coastal area.

The Zoning Administrator described the project. The North County Non Coastal Land Use Advisory Committee recommended approval of the project.

After discussion the Zoning Administrator approved the Combined Development Permit as shown on the permit in file PLN020328, subject to the Findings and Evidence and Conditions.

6. READE DEIRDRE S TR & DEIRDRE S (PLN020517)

Combined Development Permit consisting of a Coastal Administrative Permit to demolish an existing one-story single family dwelling and construct a 4,698 sq. ft. two-story residence

with an attached garage, (grading 650 cu. yds. of cut and 50 cu. yds. of fill); a Variance to allow a 1,292 sq. ft. reduction in the existing 6,266 sq. ft. of impervious surface thereby allowing the surface coverage to exceed the maximum amount allowed by 974 sq. ft.; and Design Approval. The property is located at 3361 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-361-004-000), fronting on 17 Mile Drive, Del Monte Forest area, Coastal Zone.

The Zoning Administrator described the project.

Jun Sillano, representative, concurred with the conditions.

After discussion the Zoning Administrator approved the Combined Development Permit as shown on the permit in file PLN020517, subject to the Findings and Evidence and Conditions.

7. CRANE JAMES & FRANCI (PLN020452)

Amendment to existing Combined Development Permit (PLN980197) to allow removal of one hazardous 28" landmark Monterey pine tree, construction of a pool pathway and steps over an area of 30% slope, and a firepot, bocce ball court, pool fence and extension of a decorative stone wall; and design approval. The property is located at 3163 Del Ciervo Road, Pebble Beach (Assessor's Parcel Number 008-371-022-000), fronting on and southerly of Del Ciervo Road, Del Monte Forest area, Coastal Zone.

The Zoning Administrator described the project. The Del Monte Forest Land Use Advisory Committee recommended approval of the project with the recommendation of three replacement trees and a concern over pre-approval of the tree removal.

John Stevenson, landscape architect, had concerns with Conditions #5, the pool area paths and Condition #9 regarding the replacement of Monterey pine trees of at least 5-gallon bucket size. Mr. Stevenson accepted the conditions.

After discussion the Zoning Administrator approved the Amendment to the existing Combined Development Permit as shown on the permit in file PLN020452, subject to the Findings and Evidence and Conditions.

8. WELCOME JOSEPH H & MARLINE J (PLN010151)

Continued from 1/30/03. Combined Development Permit consisting of a Use Permit for auto and truck towing and storage operations, contractor's yard and offices, and contractor's equipment storage facility; and a Use Permit for three single-family residential units. The first Use Permit is for three auto and truck towing and storage operations which occupy a

majority of the property; for outdoor vehicle and equipment storage; for indoor equipment storage, incidental storage, and a 400 square-foot office for the largest of the three towing and storage operations located within an existing 5,600 square-foot warehouse building; and for offices located in two separate modular buildings for the other two towing and storage operations. The second Use Permit is for three existing legal non-conforming single-family residential units. The property is located at 1132, 1134, 1136 and 1138 Madison Lane, Salinas (Assessor's Parcel Number 261-041- 010-000), Boronda area, Greater Salinas area.

Lee Beardall described the project.

Lloyd Lowery, represented the applicants, gave a history of the project. He stated Conditions #3 and 4 related to new structures and no new structures are being constructed. He requested time to comply with the conditions. Condition #10 was reworded so the applicant could work with Public Works on the entrance to the project. He was concerned with the economical ability regarding the impervious surface in Condition #14. The condition will be amended to state that the applicant has six month from the date of approval to install the impervious surface and or/water separator. In the interim, and prior to commencement of use, an alternative and temporary method of leak control must be approved by the Division of Environmental Health and implemented by the applicant. Condition #15 shall be reworded with specific conditions. Condition #8 should state "as is" or change the wording to read as a permanent condition.

After discussion the Zoning Administrator approved the application for Combined Development Permit as shown on the permit in file PLN010151, subject to the Findings and Evidence and Conditions as amended, deleted or added.

F. OTHER ITEMS:

G. ADJOURNMENT: 12:40 p.m.

ATTEST:

LYNNE MOUNDAY
Zoning Administrator

/lmr