

FINAL

MONTEREY COUNTY ZONING ADMINISTRATOR

May 29, 2003

MINUTES

A. ROLL CALL:

Present: Bryce Hori, Public Works; Roger Beretti, Environmental Health; Al Mulholland, Water Resources; Mike Novo and Lynne Mounday, Planning and Building Inspection

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: The Minutes for the May 8, 2003, meeting were approved with the change on page 3, under Oliver, to "S" and "D" instead of "S" and "S".

D. DESIGN APPROVALS: None

E. SCHEDULED ITEMS:

1. FITZJOHN CHRISTOPHER & BRENDA (PLN020592)

Use Permit for development of a 14,484 sq. ft. manufacturing and warehouse facility for production and storage of air freshener products, including a 12,320 sq. ft. manufacturing/warehouse building and 2,164 sq. ft. office space. The property is located at 11420 Commercial Parkway, Castroville (Assessor's Parcel Number 133-492-023-000), North County area, Non-Coastal.

Patrick Kelly described the project and modified Conditions #14, 17 and 21. The North County (Non-Coastal) Land Use Advisory Committee recommended approval of the project.

John Silva, representative for applicant, requested Conditions #17 be amended to show that smaller plants could be used by the landscapers and accepted the conditions, as amended.

There was discussion regarding hazardous material and Roger Beretti, Environmental Health stated that Condition #23 is related to hazardous material.

After discussion the Zoning Administrator approved the Use Permit with the Findings and Evidence and subject to the amended conditions.

2. SAUNDERS WILLIAM JOHN & JANA (PLN030013)

Use Permit to allow for a three-year extension request for a previously approved cottage industry winery, also including an increase in the production limit of 1,000 cases per year to 2,000 cases per year. The property is located at 67 East Carmel Valley Road, Carmel Valley

(Assessor's Parcel Number 197-011-004-000), one half mile east of Carmel Valley Village, Carmel Valley Master Plan.

Patrick Kelly described the project and read into the record a letter from Gillian Taylor of the Sierra Club. The Carmel Valley Land Use Advisory Committee recommended approval.

John Saunders, applicant, spoke regarding the slopes, cultivation and erosion. There was also discussion regarding using only grapes grown on the property.

Paula Lotz, submitted letter and Land Use Advisory Committee minutes and requested the issues regarding nexus be discussed with County Counsel.

Lee Lotz addressed the erosion issues and steep slope planting. He was also concerned with the nexus between vineyards and production of more wine and if the increase of wine was being reported to BATF. He would like verification that Carmel Valley Master Plan limits planting on 30% slopes.

Bill Parsons also spoke regarding Ordinance 21.66.030, conversion of uncultivated land to cropland and not permitted on slopes over 30%. He was not concerned about the traffic.

John Saunders accepted the conditions and amended condition of using only grapes grown on the property.

After discussion the Zoning Administrator approved the Use Permit with the Findings and Evidence and subject to the amended conditions.

3. LEWIS MARK & EILEEN (PLN020179)

Combined Development Permit consisting of a variance for the reduction in the 100 foot front setback from Carmel Valley Road (to 80 feet); an Administrative Permit for construction of a 486 sq. ft. single story addition, and a 564 square foot garage; and Design Approval. The property is located at 3 Country Club Way, Carmel Valley (Assessor's Parcel Number 187-252-006-000), south of the intersection of Country Club Way and Country Club Drive.

George Lino described the project and accepted the 13 conditions.

After discussion the Zoning Administrator approved the Combined Development Permit with the Findings and Evidence and subject to the conditions.

4. PITNICK JOAN & JOAN N PITNICK (PLN020514)

Combined Development Permit (PLN020514) consists of an 1) Administrative Permit to allow conversion of an existing 1,000 square foot garage to be converted into a caretaker's unit; a 684 square foot deck addition; and a 320 square foot carport; septic system; 2) Use Permit to allow the proposed caretaker unit to exceed the 15 foot height limit by 8 feet for a maximum of 23 feet; grading of less than 100 cubic yards; and Design Approval, located on 32901 East Carmel Valley Road (Assessor's Parcel Number 197-081-022-000 south east of the intersection of San Clemente and Carmel Valley Road, Carmel Valley area.

The Zoning Administrator described the project and stated that the project should be a changed to a Combined Development Permit. The change will be made in the Resolution to show Combined Development Permit. The Carmel Valley Land Use Advisory Committee recommended approval of the project.

Mark Thompson, designer, spoke regarding the project and accepted the 31 conditions.

After discussion the Zoning Administrator approved the Combined Development Permit with the Findings and Evidence and subject to the conditions.

5. EVERS JEFF (PLN020565)

Combined Development Permit consisting of an Administrative Permit for the construction of a new two-story 5,016 sq. ft. single family dwelling with a 968 sq. ft. attached garage; grading (187 cubic yards of cut and 354 cubic yards of fill); a use permit for the removal of 19 coast live oaks; and Design Approval. The property is located at 25510 Boots Road, Monterey (Assessor's Parcel Number 416-194-008-000), Mesa Hills West, Greater Monterey Peninsula area.

Michael McCormick described the project and added a condition to the Staff Report stating "Prior to the issuance of Building or Grading permits proof of parcel ownership by Jeff Evers shall be supplied to the Planning and Building Inspection Department in the form of a grant deed." The Greater Monterey Peninsula Land Use Advisory Committee recommended approval of the project.

Rod Mesquit agreed to the 28 conditions.

Peter Williams, representing Spence Critchley, addressed the issue that the house would block their view and would have a visual impact on neighbors, the use of the dirt road, and requested a reduction of 4 feet on the roof.

Carl Hooper, designer of Mesa West Subdivision, stated the project meets Zoning requirements and addressed the dirt road stating it was never a fire access road, but a dirt trail, because there are no building sites further down and a turn around is on the Evers site for fire vehicles.

After discussion the Zoning Administrator approved the Combined Development Permit with the Findings and Evidence and subject to the conditions.

6. ANTHONY COSTA & SONS (PLN990208)

Use Permit for a 43,110 square foot agricultural processing plant, a storm water retention pond, and two processed water settling ponds. The property is located north of Esperanza Road and east of US Highway 101, (Assessor's Parcel Number 137-051-030-000), Central Salinas Valley area.

Bob Schubert described the project stating Mitigation Monitor #4, Condition #7, needs to be amended and the last sentence in Mitigation Monitor #8, Condition #38 & 39, be deleted.

Michael Cling, representative for applicant, stated there was no need to correct conditions #38 and 39 because a design for waste water has already been done. He stated there would be two shifts between 5:00 a.m. and 1:00 a.m.

Laura Abram, spoke on concerns of percolation accurate, size and scope of facility, Public Works reassigned address, fire access arrive on dirt road, waste water and chlorine that flows through their property, storm drainage and elevation and traffic concerns regarding the access at Esperanza Road and Highway 101.

Peter Smallwood spoke concerning the waste water is commingled with Regional Water Quality Control Board and processed water. He asked for clarification of open hours. Al Mulholland, Water Resources, stated Condition #10 covers drainage issue.

There was discussion regarding building some place else on the 129 acres that would be away from Abram and Smallwood.

David Costa stated there might be some flexibility to move the project away from Abram and Smallwood property.

Roger Beretti, Environmental Health, added two conditions. First is that prior to issuance of building permits, obtain a new or amended water system permit from Division of Environmental Health, and second under continuous conditions, a condition about a risk management plan in regards to hazardous materials.

Bryce Hori, Public Works, addressed the concern of Ms. Abram regarding traffic and stated CalTrans did review the application and the applicants are being required to make a financial contribution towards future improvements to the intersection at Esperanza Road and Highway 101.

The Zoning Administrator commented on Finding #6, because the establishment, maintenance, or operation of the use or structure applied for will not under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood, and we've had testimony here today from the Abram that it may in fact have effect on them.

After discussion the Zoning Administrator continued this project to June 26, 2003, to allow the applicant and neighbors an opportunity to resolve noise, lighting and traffic issues.

- F. OTHER ITEMS:** There was discussion regarding a change of format of minutes for this hearing body. Use of expedited minutes was mentioned. It was the decision of the Zoning Administrator to consult with the Secretary and bring forward the decision at the June 26, 2003 meeting.
- G. ADJOURNMENT:** 12:46 p.m.

ATTEST:

MIKE NOVO
Zoning Administrator

/lmr