

FINAL

MONTEREY COUNTY ZONING ADMINISTRATOR

June 26, 2003

MINUTES

A. ROLL CALL:

Present: Laura Lawrence, Environmental Health; Bryce Hori, Public Works; Al Mulholland, Water Resources; Lynne Mounday, Planning and Building Inspection; Mike Novo, Zoning Administrator; Linda Rotharmel, Secretary

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: The Minutes for the June 12, 2003, meeting were approved.

D. DESIGN APPROVALS:

1. ELLIS LEONARD G & JAN M (DA030245)

Design Approval to allow the construction of a 4,297 sq. ft. one-story single family dwelling with an 871 sq. ft. attached garage, a 247 sq. ft. front covered porch, 2 uncovered front terraces (153 sq. ft. & 176 sq. ft.) and a 275 sq. ft. rear covered veranda. Materials and colors of stucco siding (tan) with white columns, windows & trim, and asphalt shingle roof (brown). The property is located at 18575 Ranchito Del Rio Drive, Salinas (Assessor's Parcel Number 139-181-016-000), northeast of the intersection of Tara Drive & Ranchito Del Rio Drive, Toro area.

The Zoning Administrator described the project.

Angelo Micalizio was concerned with the drainage plan.

After discussion the Zoning Administrator approved the Design Approval.

2. MELANO JOSE (DA030267)

Design Approval to allow the construction of a 3,786 sq. ft. two-story single family dwelling with a 367 sq. ft. attached garage and a 1,160 sq. ft. three-car detached garage (15 ft. in height). Materials and colors of stucco siding (light beige), trim (dark tan), and tile roof (terra cotta). The property is located at 24765 Foothill Drive, Salinas (Assessor's Parcel Number 107-071-026-000), east of the intersection of Foothill and Hillcrest Drives, Greater Salinas area.

The Zoning Administrator described the project.

Enrique Eckhaus, project designer for the project. There was discussion regarding the CC&R's on the subdivision requiring that this design go through their process as well. The applicant is aware of that.

Anna Ginette, Land Use Technician, read a letter into the record from Chris E. Jensen, director of the Salinas Valley Foothill Estates Homeowners Association, stating that before proceeding with the construction process approval must be granted by the SVFEHA.

Chris Jensen, Board of Directors, Salinas Valley Foothill Estates Homeowners Association reiterated that the architectural review board and the Board of Directors have to sign off on any structures that are done in the subdivision. He requested that approval of the design not be done until their portion of the work is completed.

The Zoning Administrator commented that we don't necessarily wait for the homeowner association or the local architectural review boards to sign off on permits. It's in the applicant's interest to do so, so that if there are changes in the association's approval they would have to come back for another design approval.

After discussion the Zoning Administrator approved the Design Approval as presented.

Lynne Mounday clarified that the County of Monterey does not enforce covenants, conditions and restrictions. That's a private matter between the homeowner and the homeowners association as an entity.

E. SCHEDULED ITEMS:

3. 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.

The Zoning Administrator described the project and read modified Condition #43, standard landscaping plan, into the record and Findings and Evidence #5 was replaced to reflect the Initial Study finding that there is a potential impact on Fish and Wildlife Resources and that there is a fee required as part of recordation of Notice of Determination.

Michael Cling, appeared on behalf of the applicant. He stated that all parties have agreed on a revised plan where the building was moved, the fields being sprayed with the waste water and the parking area has been moved. He accepted the amended conditions.

Lori Abram, neighbor, spoke on behalf of the Abram family and wanted to thank the Costa family for working with them and addressing their concerns and making the changes to their plans. It was very much appreciated.

After discussion the Zoning Administrator adopted the Mitigated Negative Declaration and Mitigation Monitoring Plan and approved the Use Permit subject to the Findings and Evidence and subject to the amended Finding #5 and modification to Condition #43, as outlined in the Memo dated June 25, 2003.

4. VIDOVICH MARY JANE (PLN030079)

Coastal Administrative Permit for the demolition of an existing one-story residence and construction of a new 2,627 square foot, two-story residence with attached garage, grading (approximately 380 cubic yards cut/40 cubic yards fill); and Design Approval. The property is located at 2779 15th Avenue, Carmel (Assessor's Parcel Number 009-383-009-000), Coastal Zone.

Michael Rhoades described the project, stating the project is consistent with requirements and regulations in the district. It meets the height limit, floor area ratio limit, lot coverage limitation, setbacks, and forest resources standards of the Carmel Land Use Plan because it preserves a landmark tree on site. The third story-underground level is a garage and finished underground, below the main level. It is located entirely below the natural grade level that excludes that area from the floor area ratio calculations. By itself it is not increasing the height. The Carmel Unincorporated/Carmel Highlands Land Use Advisory Committee recommended denial of the project.

Ray Parks, architect, agreed to the conditions. He presented a PowerPoint presentation showing other two-story residences and a variety of housing styles in the neighborhood.

William Kappy, Bob Priestley, Dr. Alfred Sadler, Dr. Pamela Gregg, Shirley Kirkpatrick, and Hannah Priestley spoke regarding concerns of size, visual impact, ambiance of neighborhood, impact on value of surrounding homes, and harmony in neighborhood.

On rebuttal Ray Parks stated that there are other underground parking garages in the area, Mr. Kappy can't expect privacy with glass on one side of the house, and there are other houses the size of this one.

After discussion the Zoning Administrator approved the Coastal Administrative Permit as proposed with the Findings and Evidence and subject to conditions.

5. SANTOS SHEROD ALFRED TR (PLN030001)

Combined Development Permit consisting of 1) Coastal Development Permit for demolition of an existing one-story, 879 sq. ft. single family dwelling and removal of one 26" diameter Monterey pine; and 2) Coastal Administrative Permit for development of a two-story, 1,880

sq. ft. single family dwelling. The property is located at 3288 Serra Avenue, Carmel (Assessor's Parcel Number 009-084-012-000), west of Carpenter Street, Carmel area, Coastal Zone.

Michael Rhoades described the project and stated it is 1,960 sq. ft. single family dwelling and noted error in Staff Report that the garage should be detached garage. A Finding was added regarding the removal of a 26" Pine. The project meets all the applicable development regulations, including floor area ratio, lot coverage, setbacks, and height. The Carmel Unincorporated/Carmel Highlands Land Use Advisory Committee approved the project.

Alex Sims, representative of Ausonio, agreed to the conditions.

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

6. SANDOVAL CARMEN & EVERARDO SAN (PLN000527)

Coastal Development Permit to allow the demolition of a 1,350 sq. ft. one-story single-family dwelling, a 550 sq. ft. detached carport, and a 300 sq. ft. Guesthouse with a basement (256 sq. ft.); and the construction of a two-story single-family dwelling (2,137 sq. ft.) with a basement (953 sq. ft.) and an attached garage (565 sq. ft.). The property is located at 147 Bay Farms Road, Watsonville (Assessor's Parcel Number 117-092-006-000), Royal Oaks area, North County, Coastal Zone.

The Zoning Administrator described the project.

Carmen Sandoval agreed to the conditions.

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

F. OTHER ITEMS: None

G. ADJOURNMENT: 11:03 a.m.

ATTEST:

MIKE NOVO
Zoning Administrator

/lmr