

FINAL

**MONTEREY COUNTY ZONING ADMINISTRATOR
February 12, 2004
MINUTES**

A. ROLL CALL:

Present:	Environmental Health	John Hodges
	Water Resources	Al Mulholland
	Public Works	Bryce Hori
	Zoning Administrator	Mike Novo
	Senior Secretary	Linda Rotharmel

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: The Minutes for the January 29, 2004, meeting were approved.

D. DESIGN APPROVALS:

1. Project Name: BAY RIDGE 4 INVESTORS LLC (DA030484)

The Zoning Administrator described the project and after discussion, the Zoning Administrator approved the Design Approval.

2. HELLMUTH LORI L & WILLIAM E (DA030641)

The Zoning Administrator described the project. There was discussion regarding the accessory structure.

William Hellmuth appeared and stated he would like the accessory structure to be a residence in the future.

After discussion, the Zoning Administrator approved the Design Approval.

E. SCHEDULED ITEMS:

3. SILVESTRI ALAN A & SANDRA (PLN020311)

The Zoning Administrator described the project. Staff recommended approval with conditions.

Ray Parks, architect, appeared on behalf of the applicants, and presented the project. There was discussion regarding assuring that the height of the building be less than 30', landslide investigation being done due to geotechnical report, visitors and restrictions about public events, water storage, special private family functions, and no more than 30 private guests for winery-related functions.

Aengus Jeffers, on behalf of the Beckerman's (neighbors), addressed the potential impacts including visual impact, no ambiguity in conditions of approval for another owner to change and increase production, days of crushing, times of operation, conversion to fixed gallons and not cases, permit conditions filed with permit notice, and public use.

There was discussion on the issues presented. The Zoning Administrator amended Evidence #2 in Finding #1, Finding #4, Evidence #1, typos in Finding #5 & 6, Evidence #2 in Finding #6, Conditions #7, 8, 18, & 20. Conditions #10, 11, & 19 were deleted.

Laura Lawrence, Environmental Health, addressed the issue of converting to gallons rather than cases and stated the Regional Quality Control Board, when they issue their waste discharge requirements or waivers, do it on the basis of the number of cases produced by the winery, not the number of gallons.

Bryce Hori, Public Works, requested Condition #4 be changed to reflect only the Public Works Department and not him. There was also discussion regarding the fees for the road.

Ray Parks, representative, agreed to the amended conditions and stated he would record the conditions with the Permit Approval Notice.

After discussion, the Zoning Administrator approved the project with the amended Findings and Evidence and changes and deletions to the recommended Conditions of Approval.

4. HISTORY & HERITAGE CENTER (PLN020486)

The Zoning Administrator described the project and stated a phone call was received in January that they are not in favor of this change.

The applicant was not present.

After discussion, the Zoning Administrator tabled the item until this issue can be resolved between staff and the applicant.

5. HAGEMAN JOSHUA G (PLN010032)

Colin Gallagher presented the project. There was discussion regarding the well, denial of the project would result in destroying the well, approval would keep the well as a test well and would need to be approved by Environmental Health. There are three other wells proposed in the area.

John Hodges, Environmental Health, addressed the zone of influence and impacts and conditions of exemptions. He also didn't contest that the well could produce on short term, but Environmental Health was concerned about a long-term supply, and the overall use of property and septic system.

The Zoning Administrator asked about placing a deed restriction on the property stating that the well is not approved for domestic use and outlining the constraints pointed out by the Environmental Health Division staff.

Todd Bessire, on behalf of the Hageman's, stated there was no impact on geological, archeological or biological. A condition regarding a Deed Restriction stating the well is not approved for domestic use.

After discussion, the Zoning Administrator continued the item to February 26, 2004, and directed Staff to prepare a Resolution to approve the project with a deed restriction so any buyer would have constructive notice that the well is not approved for domestic use and that the property has significant constraints.

F. OTHER ITEMS: None

G. ADJOURNMENT: 10:30 a.m.

ATTEST:

MIKE NOVO
Zoning Administrator

/lmr