

FINAL

MONTEREY COUNTY ZONING ADMINISTRATOR

April 29, 2004

MINUTES

A. ROLL CALL:

Present: John Hodges, Environmental Health; Tom Moss, Water Resources; Bryce Hori, Public Works, Mike Novo, Zoning Administrator, Linda Rotharmel, Recording Secretary
Absent: None

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES:

Bryce Hori, Public Works, requested the minutes show he was absent for the April 8, 2004 meeting. The Minutes for the April 8, 2004, meeting were approved as amended.

D. DESIGN APPROVALS:

1. SITES DENNIS & MILLICENT (DA030676)

The Zoning Administrator described the Design Approval.

Ed Reinhart, architect, had no additional comments.

After discussion, the Zoning Administrator approved the Design Approval.

2. BARHAM PAUL (DA040012)

The Zoning Administrator described the Design Approval.

Paul Barham, applicant, had no additional comments.

After discussion, the Zoning Administrator approved the Design Approval.

E. SCHEDULED ITEMS:

3. MANDELL REBEKAH TR (PLN030608)

Elizabeth Gonzales, Assistant Planner, presented the project. The Carmel Unincorporated/Carmel Highlands Land Use Advisory Committee recommended approval with the recommendation that all new outdoor light fixtures be shaded, using opaque glass and be low wattage. They also stated that the colors and materials presented are compatible to neighborhood character.

Michael Pietro, applicant, addressed the tree issue and public and private view areas. He also stated Rebekah Mandell is deceased.

Failia Jones, owner, Geoffrey Raynor, recommended approval.

The Zoning Administrator stated the kitchen bay would need to be converted to a bay window to meet zoning requirements.

John Bridges, representative for Geoffrey Raynor, is appealing an earlier administrative decision regarding tree removal on this property to the Planning Commission. He requested a continuance until a decision on the appeal has been returned, or deny the project. In addition, he referenced the Arborist report letter, reports stating they are trees and not shrubs, spoke of impacts, and setbacks on side garage.

The Zoning Administrator commented on the 6' setbacks, stating that setback would only apply to a detached accessory structure. The garage is an attached structure.

Connie Ritter, homeowner, supports the project.

On rebuttal, Mr. Pietro addressed Mr. Bridge's comments. He stated that they tried to work out the issue with the neighbor, Mr. Raynor, but were unable to come to agreement.

Staff addressed the issues raised and said that the tree removal is consistent with the Local Coastal Program.

The Zoning Administrator added a condition for the kitchen bay, addressed the tree/shrub issue by requiring planting of three 24-inch box trees as part of Condition #6.

Michael Pietro accepted the conditions.

After discussion, the Zoning Administrator approved the Coastal Development Permit based on the Findings and Evidence (with a typo in #7) and subject to amended conditions 2, 6, and a new condition 12.

4. GOLDMAN WARREN & PATRICIA (PLN030322)

The Zoning Administrator described the project and requested Condition #2 be changed to show Zoning Administrator.

John Anderson, architect, had no comments, and accepted the conditions.

After discussion, the Zoning Administrator approved the Use Permit and Design Approval based on the Findings and Evidence (correcting one typo) and subject to the amended conditions.

5. CALIFORNIA-AMERICAN WATER CO (PLN040028)

The Zoning Administrator described the project and requested Condition #2 reflect Zoning Administrator.

Jason Companion, applicant, had no comments and accepted the conditions.

After discussion, the Zoning Administrator approved the Use Permit and Design Approval based on the Findings and Evidence and subject to the amended conditions.

6. SPENCE DAVID & BARBARA (PLN030506)

The Zoning Administrator described the project.

David Spence, applicant, gave an overview of the damage done by the fallen tree and requested wording be changed to from remodeling to read remodeling from major storm damage. In addition, he requested Conditions #1, #7 and #12 reflect remodeling from major storm damage.

The Zoning Administrator modified Condition #12, as some of the fire requirements may not be applicable. The following words were added: "If necessary, the following shall apply:"

After discussion, the Zoning Administrator approved the Combined Development Permit and Design Approval based on the Findings and Evidence and subject to the amended conditions.

7. GARREN RONALD TR (PLN030263)

The Zoning Administrator described the project and noted the Staff Report and Agenda were different on the tree removal.

Ronald Garren, stated only one (1) tree will be removed and accepted the conditions.

The Zoning Administrator modified Condition #2 to show 11 conditions as a memorandum from staff requested the addition of two conditions.

After discussion, the Zoning Administrator approved the Coastal Development Permit, Design Approval and Variance based on the Findings and Evidence and subject to the amended conditions.

8. PRINGLE TRACTOR CO (PLN030639)

The Zoning Administrator described the project.

Samantha Seeholinger accepted the conditions.

There was discussion on the lighting and it being able to be adjusted. The Zoning Administrator wanted to ensure that the lighting would not be too bright as the sign is located along Highway 101.

After discussion, the Zoning Administrator approved the Use Permit based on the Findings and Evidence and subject to the conditions.

9. HATFIELD DEAN & KAROLYN (PLN030221)

Jacqueline Onciano presented the project. The Carmel Valley Land Use Advisory Committee recommended denial due to structure and water use. Letters from Michael Stamp and Lori Petkus were addressed.

County staff noted that Matt Thompson, Regional Quality Water Control Board (RQWCB), stated there was no problem with the mash being used as compost.

There was discussion regarding the waiver by the RQWCB by the Zoning Administrator and John Hodges, Environmental Health, addressed the issue.

Steve Bradford, Margaret Robbins, Victoria Rugg, Deanne Howe, Annette Pellett, Denise Angelo-Styles, Glenn Robinson, Laurie Petkus, Paula Lotz, Jana Bradford, and Roger Pellett spoke in opposition of the project. The issues of concern were gray water, water, wastewater, septic, commercial use of roads, increased traffic, hops height, size of brewery, safety, danger to horse riders in area, pollution, concern with the composting, noise, private wells, and precedent setting. In addition, many of the speakers stated that the project was not noticed and they knew nothing of the hearing until two (2) weeks ago.

John Saunders, Vic Carter, Mark Tossman, and Carolyn Stone spoke in favor of the project.

The Zoning Administrator inquired who owns the road and it was noted the road is located on three (3) properties.

Tom Moss, Water Resources, requested that Conditions #5, 6, & 7 should be listed under "Prior to Commencement of Use" category.

After discussion, the Zoning Administrator recommended the Use Permit be referred to the Planning Commission as there is a distinction between the wineries allowed as cottage industries and a brewery.

F. OTHER ITEMS: None

G. ADJOURNMENT: The meeting was adjourned at 5:07 p.m.

ATTEST:

MIKE NOVO
Zoning Administrator

/lmr