

FINAL

**MONTEREY COUNTY ZONING ADMINISTRATOR
May 13, 2004
MINUTES**

A. ROLL CALL:

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

B. PUBLIC COMMENT: None

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

D. DESIGN APPROVALS: None Scheduled

E. SCHEDULED ITEMS:

1. CARMEL VALLEY RECREATION (PLN030243)

The Zoning Administrator described the project.

Joe Hertlein, applicant for the project, spoke in favor of the project and accepted the conditions. He spoke regarding letters from a neighbor and Tularcitos School's principal.

Bryce Hori, Public Works arrived at 9:04 a.m.

Bill Parham, Peter Coakley, Randy Randazzo, and Rod Mills spoke in favor of the project. Beverly Sigourney also spoke on the project. Some were concerned with dust, zoning in the area, traffic, number of parking spaces, and space behind the museum.

There was discussion on the traffic issues and the driveway. Joe Hertlein responded to some of the concerns expressed.

Bryce Hori, Public Works, stated a traffic study was conducted and, due to low traffic numbers generated by this project (similar to a single family dwelling), there is no nexus to have a turning lane. In comparison, Hori noted that a single family dwelling would generate approximately 10 trips per day.

After discussion, the Zoning Administrator amended Condition #2 to state "Zoning Administrator" and approved the Use Permit based on the Findings and Evidence and subject to the amended conditions.

2. BLACKWELL-CONNERS KAREN ET AL (PLN030306)

Julie Radoman presented the project. The Greater Monterey Peninsula Land Use Advisory Committee recommended approval of the project with no conditions or changes.

Peter Blackwell, applicant, accepted the conditions.

The Zoning Administrator amended Findings and Evidence 3(e) to read Greater Monterey Peninsula Area; Condition #1 to read 470 (cut) and 295 cubic yards (fill); Condition #2 to 24 conditions; Condition #4 to delete the last bullet regarding guesthouse height; and Condition #17 to add, “. . . 4,900 gallons, or as determined by the fire district.”

After discussion, the Zoning Administrator approved the Combined Development Permit based on the amended Findings and Evidence and amended Conditions of Approval.

3. VILLAFRANCA ANTHONY & PROVIDENCE (PLN020309)

Julie Radoman recommended the Use Permit and General Development Plan be continued to a date uncertain due to the applicant’s inability to satisfy the requirements set forth in Title 21.18.030 (Zoning Ordinance) to provide the necessary documentation for a *General Development Plan* specific to parcels designated “Light Commercial” in the inland area.

After discussion, the Zoning Administrator continued (Tabled) the Use Permit and General Development Plan to a date uncertain.

F. OTHER ITEMS: None

G. ADJOURNMENT: 9:34 a.m.

ATTEST:

MIKE NOVO
Zoning Administrator

/lmr