

FINAL

MONTEREY COUNTY ZONING ADMINISTRATOR HEARING

Thursday, June 10, 2004

Board of Supervisors Chambers

Monterey County Courthouse

Church and Alisal Streets

Salinas, CA

MINUTES

A. ROLL CALL:

Present:	Laura Lawrence	Environmental Health
	Bryce Hori	Public Works
	Mike Novo	Zoning Administrator
	Al Mulholland	Water Resources
	Evelyn Nordgreen	Administrative Secretary

The Monterey County Zoning Administrator Hearing met at 9:31 a.m. at the Board of Supervisors Chambers of the Courthouse at 240 Church Street, Salinas, California.

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: The minutes for the May 27, 2004, meeting was approved.

D. DESIGN APPROVALS:

1. HARPER ROBERT

The Zoning Administrator described the project. The applicant Susan Bailey was present and agreed to the conditions and stated it was acceptable.

The Zoning Administrator approved the Design Approval DA030630 with the four Conditions of Approval recommended by staff.

E. SCHEDULED ITEMS:

2. STATE OF CALIFORNIA

Planner Eric Lee for Monterey County Planning and Building Inspection presented the project to recommend (1) As a responsible agency under CEQA, consider the Mitigated Negative Declaration adopted by the California

Department of Fish & Game as lead agency (Exhibit E); (2) Approve PLN030032 (Department of Fish & Game) based on the Findings and Evidence (Exhibit B) and subject to proposed Conditions (Exhibit C).

Eric Lee stated the Land Use Advisory Committee reviewed the project and recommended approval by a vote of 4-0. - their approval included the grey color proposed by the applicant. Mr. Lee submitted changes to a number of the Conditions of Approval and modification of language was provided to the Applicant and Zoning Administrator.

Zoning Administrator asked the following questions:

- What is proposed water tank color?
- Is 30 thousand gallons enough and is there any the fire department requirements?
- Site plan show pervious parking lot but initial study shows paved.
- Are there conditions for storage and what buildings?

Public Comment: Applicant Jim Chambers, Project Director-State of CA, Real Estate Services Division, was pleased with the professional presentation with the County. Jim Chambers referred to Page 22, item 2 and 3 in the “timing” of payments. He stated it would be better if it read, “during construction.” He described their payment funding method. Bob Siu, Design Architect for State of CA, discussed the color and clarified the questions raised by the Zoning Administrator. Mr. Chamber agreed with changes as proposed and modified by staff today. Becky Christensen, Elkhorn Slough, addressed the storage building issues.

The Zoning Administrator agreed to stay with LUAC colors; asked Fish & Game to start construction after 7 a.m. and stated it would be more appropriate from a neighbor stand point. He considered the Negative Declaration; Approved the Coastal Administrative Permit subject to the Findings and Evidence as presented; delete two sentences in Findings 6, Evidence C; Accepted modifications as proposed by staff today to Conditions of Approval; Conditions 2 and 3, add “prior to final”; Condition 4, submit the color samples but strike out second sentence. With changes and as stated to Findings 6,c and Conditions of Approval, the Permit was approved.

3. BIG SUR ARTS MUSIC FUNDRAISER

Public Comment: None

Per staff report, it was recommended approval of the proposed Coastal Development Permit for assemblages of people. As conditioned, no unresolved issues remain. An expanded discussion is provided in Exhibit “A”.

Zoning Administrator approved the project, subject to Findings and Evidence with changes to 1, D, to fill in the vote of the Land Use Advisory Committee; and change to Condition #1, where sentence begins with “The participating properties, while limited to the Big Sur” **add** “Coast Land Use Plan Area”; and Condition 5, **add** “CALTRANS” to the list along with the California Highway Patrol and Monterey County Sheriff’s Department.

4. BRENNEMAN MARK & JULIA

Staff recommended to approve the Combined Development Permit based on Findings and Evidence (Exhibit “A”) and subject to proposed conditions (Exhibit “B”).

Public Comment: Ken Bolin, applicant, found the Conditions 1 through 13 are acceptable.

The Zoning Administrator approved the project and added the standard finding for 30% slopes and provided evidence for the finding, and deletion of Condition 11 since there is no new driveway.

F. OTHER ITEMS: None

G. ADJOURNMENT: 10:05 a.m.

ATTEST:

MIKE NOVO
Zoning Administrator

MN: een