

FINAL

MONTEREY COUNTY ZONING ADMINISTRATOR HEARING

Thursday, 1:30 p.m.

August 26, 2004

Board of Supervisors Chambers

Monterey County Courthouse

Church and Alisal Streets

Salinas, CA

ACTION MINUTES

A. ROLL CALL:

Present: Laura Lawrence
Bryce Hori (arrived at 1:40 pm.)
Mike Novo
Tom Moss
Evelyn Nordgreen

Environmental Health
Public Works
Zoning Administrator
Water Resources Agency
Administrative Secretary

The Monterey County Zoning Administrator Hearing met at 1:31 p.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 July 29, 2004, meeting was approved.

D. DESIGN APPROVALS: None

E. SCHEDULED ITEMS

1. FUNCH ALLEN & K

The Zoning Administrator described the project. The applicant was represented by Cynthia Spellacy, Stocker & Allaire, and agreed to the conditions.

The Zoning Administrator, approved the project with the following changes to Findings, Evidence 4 A, strike second sentence; in Evidence 4 B, second to last sentence, strike "and other properties in the PB town home subdivision", and Finding 5, change to read, "This project will not grant an activity or use otherwise not expressly authorized in the Medium Density Zoning District as defined in Title 20 of the Coastal Implementation Plan.". In Condition 1, correct to show it is a 130' square foot deck; Condition 4, add in the compliance of monitoring action that "the restoration has to be completed" and in the timing column "prior to final inspection."

2. DEEGAN KITTY & KEN

The Zoning Administrator described the project, and announced he received a memo from staff requesting this item be continued to September 9, 2004.

Public Comment: None

The Zoning Administrator continued the item to September 9, 2004.

3. O'DONOVAN PAUL

The Zoning Administrator described the project.

Ms. O'Donovan approves the conditions as recommended in the report.

Public Comment: None

Bryce Hori, Public Works, discussed an illegal ramp that would block the flow of water. Applicant agreed to fix it (Condition 4).

The Zoning Administrator approved the project based on Findings and Evidence and subject to the conditions, and changes as follows: fix typos; strike Findings 1, Evidence F and correct typos; correct typo in Condition 1; take the label off Condition 6 that talks about replacement tree; and preserve the oak tree that is there.

4. CARMEL VALLEY RANCH LLP

Item was tabled at 2 p.m. to wait for the applicant.

2:01 p.m. reconvened.

The Zoning Administrator described the project.

Attorney Tony Lombardo represented the applicant. Mr. Lombardo stated the conditions as stated in staff report are fine. Due to financial conditions the applicant requests for a 5-year extension.

The Zoning Administrator approved the project with the following changes: Finding 3, add a sentence "None of the requirements for a subsequent Negative Declaration have occurred." add, "evidence, CEQA Guidelines, Section 15162; delete Condition 10, which is redundant with Condition 5; correction Condition 2 language to read, "The permit was granted extending Permit Number 970366..." This change replaces "pursuant to" with the word "extending"; adding Condition "All applicable conditions from resolution 970366 shall remain in effect".

5. HILLIS CONSTANCE

The Zoning Administrator described the project.

John Larmour represented the applicant.

Laura Lawrence submitted a memo to John Larmour, dated August 26, 2004 adding two conditions to be completed after the well is drilled, but prior to the issuance of the Building Permit.

The Zoning Administrator Adopted the Mitigated Declaration and Adopt the Mitigation Monitoring Program, and approved the project based on Findings and Evidence with corrections in typos in Findings 1, 2, 4 and 5, with incorporation of the two new conditions by Environmental Health.

6. MANSON ROBERT & KATHERINE

The Zoning Administrator described the project.

Lief Rideout, Architect, was present on behalf of the applicant, and stated the conditions are acceptable. The Zoning Administrator asked why the house could not be relocated on the property and the applicant explained the reasoning.

Zoning Administrator clarified the tree issue with the applicant. The Zoning Administrator asked the forester, Glen Flamick, to explain the health of each tree that is proposed to be removed. The forester said that all of them but one have advanced signs of decay. He said that the other one, although not at an advanced state, would not be a tree he would keep by his house.

The Zoning Administrator approved the project with the Findings and Conditions recommended by staff.

7. KELLY ROBERTS & RENEE

The Zoning Administrator described the project.

Attorney Tony Lombardo was present on behalf of the applicant and requested item be continued to September 30.

The Zoning Administrator approved to continue this item to September 30, 2004.

F. OTHER ITEMS: None

G. ADJOURNMENT: 2:45 p.m.

ATTEST:

MIKE NOVO
Zoning Administrator

MN: een

Zoning Administrator
8-26-04
Evelyn Nordgreen