

FINAL

MONTEREY COUNTY ZONING ADMINISTRATOR BOARD OF SUPERVISORS CHAMBERS

January 13, 2005

MINUTES

A. ROLL CALL –(9:30AM)

Present:	Environmental Health	John Hodges
	Public Works	Bryce Hori
	Zoning Administrator	Mike Novo
	Acting Secretary	Cay Carter

B. PUBLIC COMMENT: None.

C. APPROVAL OF MINUTES: None.

D. DESIGN APPROVALS:

1.- Hotz, Joseph & Bonnie,(DA040489).

Bonnie Hotz, the applicant, stated that the conditions were acceptable.

After discussion, the Zoning Administrator approved the Design Approval subject to the recommended conditions.

2. Marsh, David & Susan (DA040499).

The Zoning Administrator continued this project until January 27, 2005.

E. SCHEDULED ITEMS:

3. Scheid Vineyard (PLN040608)

Scott Hennessy, the Planning & Building Inspection Department Director, presided as the Zoning Administrator for this item due to a conflict of interest for Mike Novo.

The project planner, Taven Kinison Brown, made a presentation.

The Zoning Administrator had questions regarding traffic and lighting. Bryce Hori responded that Cal Trans approved the design and that traffic mitigation fees would be paid.

Kurt Golnick, Sheid Vineyards' representative stated that the conditions are acceptable.

The Zoning Administrator closed the public hearing, adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan, and approved the project subject to the recommended finding and conditions, [CAY—DIDN'T SCOTT ADD SOME CONDITION OR SOMETHING?]

4. Bruno, Frank (PLN040556)

Mike Novo resumed the role of Zoning Administrator.

Michael McClosky, stated that he is buying the house and that the conditions were acceptable.

The Zoning Administrator closed the hearing and approved the project subject to the recommended findings with a change to Finding 5, and subject to the conditions of approval, with minor changes to Condition 1.

5. Hayes, James & Martha (PLN040265)

David Elliot, project Architect, stated that the conditions were acceptable.

After discussion, the Zoning Administrator discussed the inability to make findings to allow the side yard setback. The Zoning Administrator approved the project subject to the recommended findings, with changes to Finding __, and subject to the recommended conditions, with changes to Conditions __. The changes eliminated the side yard setback variance.

6. Winston, C. (PLN040120)

Maureen Wruck, representing the owners, was concerned about a few conditions and discussed the circular driveway.

After discussion, the Zoning Administrator approved the project subject to the recommended findings, with corrections to Evidence 7c, and subject to the recommended conditions, adding "This plan may be combined with the landscaping plan required by Condition 7" to Condition 10.

7. Cooper, William & Sandra, (PLN040559)

The Zoning Administrator continued this item to February 10, 2005.

8. Zoellin, Bob (Bradshaw)(PLN010168)

Timothy Johnston, the project planner, presented the project.

The Zoning Administrator asked the project planner about the driveway and wetland.

Dale Hameister, a biologist representing the applicant, explained the tree removal and wetlands.

Steve Bradshaw, the project applicant, discussed the clean up and wetland issues. He stated that the conditions were acceptable.

After discussion, the Zoning Administrator approved the project subject to the recommended findings, with changes to Evidence 1c and 1d, and subject to the recommended conditions, with changes to conditions 2 (corrected section), 5 (corrected date), 6 (corrected condition reference), 14 (added ""Dual septic fields shall be

installed at the time of initial construction.”) and 17 (added “...unless approved by the fire district” to end of second sentence).

F. OTHER ITEMS: - None

F. ADJOURNMENT: 10:59AM

ATTEST:

Mike Novo – Zoning Administrator

MN/cjc