

FINAL

MONTEREY COUNTY ZONING ADMINISTRATOR

March 31, 2005

MINUTES

A. ROLL CALL:

Present:	Water Resources	Al Mulholland
	Zoning Administrator	Mike Novo
	Recording Secretary	Linda Rotharmel
	Recording Secretary	Zena Zeres

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: None scheduled.

D. DESIGN APPROVALS: None Scheduled

E. SCHEDULED ITEMS:

1. KRIDER RICHARD H (PLN040459)

The Zoning Administrator described the project. The applicant was not present.

Jesus Valdez spoke on concerns of safety impacts and requested periodic review.

Bryce Hori, Public Works, arrived at 9:03 a.m.

After making amendments to Findings 1d, 1e, 2, and 5a, the Zoning Administrator approved the project based on the modified Findings and Evidence and subject to the recommended Conditions of Approval.

2. BAKER DIANA C (PLN040605)

The Zoning Administrator described the project.

The applicant requested the project be trailed so she could read the staff report and conditions.

Item was trailed.

At the end of the hearing, the Zoning Administrator reopened the hearing. Diana Baker, owner and applicant, addressed Condition #5, Scenic Easement, and accepted conditions.

Barbara Fennell had no comments on the project.

After making an amendment to Finding 3, modifying Condition 1 and deleting Condition 5, the Zoning Administrator approved the project based on the modified Findings and Evidence and subject to the modified Conditions of Approval.

3. BARRETT RICHARD J & GAIL (PLN040727)

Planner Tim Johnston described the project and recommended denial.

John Hodges, Environmental Health Division, arrived at 9:12 a.m.

There was discussion regarding the driveway.

Anthony Lombardo, on behalf of the applicant, wanted direction to staff to prepare an Initial Study and responded to the recommendation by staff.

After discussion the Zoning Administrator stated that the policies are clear and that the Del Monte Forest Plan places a particular emphasis on the preservation of cypress trees, more so than Monterey pines. The Zoning Administrator denied the project as recommended by staff.

4. COOPER WILLIAM A & SANDRA A TR (PLN040559)

Planner Tim Johnston described the project and recommended denial.

There was discussion on design changes, floor area ratio, and variance.

Henry Ruhnke, architects, gave overview of project design.

Bill Cooper, owner, gave a history on the residence.

Tom Reynolds represented a neighbor and read a letter from property owner, Mr. Chin, stating it will block the rocky cove view from Mr. Chin's house.

Mr. Ruhnke spoke on rebuttal.

After discussion, the Zoning Administrator tabled the project so staff and applicant could work to resolve the issues.

5. HAYS KATHERINE M (PLN040431)

The Zoning Administrator described the project.

Katherine Hays, owner, accepted the conditions.

After discussion, the Zoning Administrator deleted Finding #5 and approved the project based on the modified Findings and Evidence and subject to the Conditions of Approval.

6. PG&E (CINGULAR WIRELESS) (PLN040528)

The Zoning Administrator described the project and recommended modifying Finding 1 to reflect the standard consistency finding and added another finding, as recommended in the March 31, 2005 memo from staff, and modified the evidence for Finding 8.

Bill Stevens, representative, accepted the conditions recommended by staff. There was discussion on future poles being requested, height of the poles, too many poles on corridor, Agricultural Commissioner, and helicopter spraying.

After discussion, the Zoning Administrator approved project based on the amended Findings and Evidence and subject to the Conditions of Approval.

F. OTHER ITEMS: None

G. ADJOURNMENT: 10:10 a.m.

ATTEST:

MIKE NOVO
Zoning Administrator

MN/lmr