

FINAL

**MONTEREY COUNTY ZONING ADMINISTRATOR HEARING
April 14, 2005
MINUTES**

The Monterey County Zoning Administrator Hearing met at 11:05 A.M. at the Board of Supervisors Chambers of the Courthouse at 240 Church Street, Salinas, California.

A. ROLL CALL:

PRESENT:	Zoning Administrator	Mike Novo
	Environmental Health	John Hodges
	Public Works	Bryce Hori
	Water Resources	Al Mulholland
	Recording Secretary	Zena Zeres

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: (01/13/05, 01/27/05, 02/10/05, 02/24/05, 03/10/05)

The Zoning Administrator approved the minutes for 01/13/05, 01/27/05, 02/10/05, 02/24/05, and 03/10/05 with minor changes.

D. DESIGN APPROVALS:

1. HART ELISE R TR (DA040579)

The Zoning Administrator described the project.

Susan Bailey, the designer representing the applicant, reviewed the findings and conditions.

Susan Clark, Don Eshoff, and Barbara Schwefel expressed concerns about the scenic roadway and height of the project.

Susan Bailey accepted the conditions and findings on behalf of the applicant.

The Zoning Administrator stated that there were some unresolved issues regarding the scenic easement and height of the project. He proposed a site visit on Friday, April 22, 2005 at 10:00 A.M. and invited the public to attend. The project will be continued until April 28, 2005.

2. PACIFIC PRIDE HOMES INC. (DA050022)

The Zoning Administrator described the project.

John Hodges stated that the Health Department will be monitoring drainage and lot constraints on the septic system on this project.

The Zoning Administrator approved the Design Approval subject to the recommended conditions.

E. SCHEDULED ITEMS:

3. CALIFORNIA-AMERICAN WATER CO (PLN040027)

The Zoning Administrator described the project.

Aman Gonzales, Engineer for California-American Water, stated that the findings and conditions are acceptable. There was no public comment.

The Zoning Administrator approved the Combined Development Permit subject to the findings and conditions with the following changes. Finding 2, Evidence B - delete "attached;" Finding 3, Evidence A, foot print is "less than 2,000 square feet;" delete "the possible" in the last sentence. Finding 4, delete the first sentence of the Evidence. Finding 6, change the date to read "with a site visit by the planner."

4. PANZIERA WILLIAM J TR ET AL (PLN040702)

The Zoning Administrator described the project. The Zoning Administrator will continue this project as the initial study period does not close until the next scheduled hearing.

Lino Belli, project architect and, Charlie Wexler, winemaker, representing the applicant, were present. Several issues were discussed, i.e., parking, solid waste disposal and composting, impacts during crush season and Phase III.

A letter was received from MBUAPCD which was read into the record.

This project is continued to April 28, 2005.

5. GILBERT DEAN ALAN TR ET AL (PLN050084)

The planner, Andrea Koch described the project.

Al Mulholland, Water Resources Agency, added two conditions, WR0043 and WR0040, Ordinance 3932.

Michael Wexler and Bryndie Beach representing the applicant, were present and commented on the findings and conditions.

After adding the two conditions from the WRA, changing Condition 1 to read "12" conditions, and changing Condition 8 to read "minimum" 1 to 5 gallons in size, the Zoning Administrator approved the project subject to the modified findings and conditions.

F. OTHER ITEMS: - None

G. ADJOURNMENT: The meeting was adjourned at 11:58 A.M.

ATTEST:

MIKE NOVO, ZONING ADMINISTRATOR
MN:zmz