

**FINAL**

**MONTEREY COUNTY ZONING ADMINISTRATOR HEARING  
July 28, 2005  
MINUTES**

The Monterey County Zoning Administrator Hearing met at 9:40 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. COMMENT PERIOD:** None.

**C. APPROVAL OF MINUTES:** None.

**D. DESIGN APPROVALS:** None.

**E. SCHEDULED ITEMS:**

**1. FUENTES RAMON & LETICIA (PLN020446)**

The Zoning Administrator presented the Combined Development Permit and Design Approval. The property is located 1.6 miles due north-northeast from the intersection of Hall and Pini Roads (Assessor's Parcel Number 412-012-041-000), northerly of Pini Road, Las Lomas, North County Area, Coastal Zone. There was a request to continue this item.

There was no public comment.

The Zoning Administrator continued this item to September 8, 2005.

**2. JESSEN FAMILY LTD PARTNERSHIP (PLN040143)**

The Zoning Administrator presented the Use Permit for construction of a 15,270 square foot metal warehouse building, 25 feet-10 inch high, that includes 4,860 square feet of office space on the first floor. (A proposed second-story, 4,860 square foot addition of office space is proposed for the future). A 2,250 square foot, canopy-covered area extends from the building to cover two loading doors to the warehouse. Grading of approximately 3,000 cubic yards is proposed to accommodate surface run-off. The proposed structure serves to store, sell and distribute seed for agricultural use, employing 15 people as office, management and sales staff. The project is located at 25445 Chualar River Road, Chualar (Assessor's Parcel Number 145-021-006-000), bounded by Main Street, Chualar River Road, Foletta Road and the Southern Pacific Railroad tracks, Central Salinas Valley Area Plan.

John Silva on behalf of the applicants agreed to the findings and conditions. Steve Sloacum, Gowan Seed Company was also present to answer questions. There was no further public comment.

After discussion, the Zoning Administrator approved the project subject to the findings with changes to Findings 2 and 6, and conditions with changes to Conditions 1, 2, 5, 10, 11, 13 and 19..

**3. ENGDALL CLARENCE T (PLN040775)**

The Zoning Administrator presented the Combined Development Permit consisting of an Administrative Permit for a 6,327 square foot (partial two-story) single family dwelling in the "VS" (Visual Sensitive Zoning District), and a Use Permit for the removal of 9 Oak trees. The project includes approximately 1,100 cubic yards of cut. The property is located at 25873 Paseo Estirivo, Monterey, south of Spur Road in Hidden Hills, Greater Monterey Peninsula Area.

Richard Pilfold, International Design Group, on behalf of the applicants agreed to the findings and conditions. There was no further public comment.

After discussion, the Zoning Administrator approved the project subject to the findings and conditions as amended.

**4. LEHMAN-SIEGFRIED GAIL (PLN050154)**

Ramon Montano presented the Combined Development Permit consisting of a Coastal Development Permit for the removal of 4 Coast Live Oaks trees; and a Coastal Administrative Permit and Design Approval for development of a 1,547 square foot two-story single family residence; 205 attached garage; and 140 square feet Of 2<sup>nd</sup> story decking; grading less than a 100 cubic yards of cut and fill. The project is located at 24602 Castro Lane, Carmel Woods Area.

Gail Lehman-Siegfried requested approval of the project.

There was no further public comment.

After discussion, the Zoning Administrator approved the project subject to the findings with changes to Findings 1 and 2, and conditions.

**F. OTHER ITEMS:** - None

**G. ADJOURNMENT:** The meeting was adjourned at 10:06 a.m.

ATTEST:

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MIKE NOVO, ZONING ADMINISTRATOR  
MN:zmz