

**FINAL  
MONTEREY COUNTY ZONING ADMINISTRATOR HEARING  
August 25, 2005  
MINUTES**

The Monterey County Zoning Administrator Hearing met at 10:27 a.m. at the Board of Supervisors Chambers of the Courthouse at 168 West Alisal, 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:**

**1. HART ELISE R TR (DA040579)**

The Zoning Administrator presented the Design Approval to allow the construction of a new 2,320 square foot one-story single family dwelling, 65 square foot deck, 552 square foot attached two-car garage and approximately 73 cubic yards of grading. Materials and colors to consist of: brown composition shingle roof, putty color cement plaster walls "cobblestone", white windows and doors, redwood entry door and garage door, white trim and railings, and copper gutters and downspouts. The property is located at 109 San Benancio Rd, Salinas (Assessor's Parcel Number 416-231-023-000) northeast of the intersection of San Benancio and Harper Canyon Road, Toro Area.

Public Comment: Susan Bailey on behalf of the applicants agreed to the conditions.  
Don Echoff (neighbor)

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

**E. SCHEDULED ITEMS:**

**2. KEIG DANIEL J (PLN040530)**

Thom McCue presented Combined Development Permit including a Coastal Development Permit to allow the construction of a 3,499 square foot two-story single family dwelling and attached 1,049 square foot garage; a production well; grading (640 cu. yd. cut and 640 cu. yd. fill); a Coastal Development Permit to remove seven Monterey pines (8" to 22" dbh) and eight Coast live oak trees (6" to 9" dbh); and Design Approval. The project is located at 100 Crest Road, Carmel Highlands. The Planner presented a recommendation to the Zoning Administrator including a new Finding #9.

Public Comment: Anthony Lombardo on behalf of the applicants agreed to the findings and conditions, except Condition 12 requiring a scenic easement..

After discussion, the Zoning Administrator approved the project subject to the recommended findings and conditions with an additional Finding, Number 9, and with changes to Finding 3 (a) and Condition 1.

**3. LOCKARD MICHAEL W TR ET AL (PLN040747)**

The Zoning Administrator presented the Use Permit to allow a private horse boarding facility for up to 50 horses. The project includes the installation of two 7,200 square foot open air horse barns for 40 horses, a twelve space parking area and an uncovered arena and round horse training pen. The property is located at 402 Natividad Road, Salinas (Assessor's Parcel Number 211-021-015-000), in the Greater Salinas Area.

Public Comment: Michael Lockard questioned some of the conditions relating to restroom facilities and vegetation clearance.

After discussion, the Zoning Administrator approved the project subject to the recommended findings and conditions with changes to Conditions 2, 4, 6, 9, 10, and 11.

**4. AURNER ROBERT R (PLN050143)**

Anna Ginette presented the Combined Development Permit consisting of (1) a Coastal Administrative Permit to allow the construction of a 1,800 sq. ft. two-story single family dwelling with a 1,372 sq. ft. basement and garage along with associated grading (1075 cubic yards of cut for the driveway, the excavation of the basement and for site improvements); (2) a Coastal Development Permit to allow the removal of one 20" (diameter at breast height) Monterey cypress tree; and (3) a Design Approval. The project is located at 2376 Bayview Ave, Carmel.

Public Comment: Jude Kirik on behalf of the applicants agreed to the findings and conditions.  
Stephen Beals

After discussion, the Zoning Administrator approved the project subject to the recommended findings and conditions with changes to Finding 8, Conditions 7 and 8, plus 2 additional Conditions.

**5. JONES KENNETH FREDERICK (PLN050243)**

Paula Bradley presented the Use Permit for an agricultural processing plant (winery) pursuant to 21.32.050M, 21.06.020 and 21.06.1400, to allow crushing, pressing, fermenting, bottling, warehousing, tasting and internet and mail order sales of up to 4,000 cases per year. The property is located at 65401 Cross Road, Lockwood (Assessor's Parcel Number 422-081-063-000) in the San Antonio Valley and Jolon Road winery corridor of the South County area.

Public Comment: Ken Jones agreed to the findings and conditions.

After discussion, the Zoning Administrator approved the project subject to the recommended findings and conditions with a change to Finding 1, the deletion of Condition 4, and changes to Conditions 3, 8, 9 and 19.

**F. OTHER ITEMS:** None

**G. ADJOURNMENT:** The meeting was adjourned at 11:35 a.m.

ATTEST:

---

MIKE NOVO, ZONING ADMINISTRATOR  
MN:zmz