

FINAL
Monterey County Zoning Administrator
Thursday, November 10, 2005
MINUTES

The Monterey County Zoning Administrator Hearing met at 10:15 a.m. at the Board of Supervisors Chambers of the Courthouse at 168 West Alisal Street, Salinas, California.

A. ROLL CALL

PRESENT:	Zoning Administrator	Mike Novo
	Environmental Health	John Hodges
	Public Works	Bryce Hori
	Water Resources	Tom Moss
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: NONE

C. APPROVAL OF MINUTES: NONE

D. DESIGN APPROVALS – NONE

E. SCHEDULED ITEMS

1. PRUITT GEORGE L & CHLOE (PLN050427)

The Zoning Administrator presented the Administrative Permit to allow the construction of a detached 990 sq. ft. caretaker's unit, a 418 sq. ft. workshop/storage and 720 sq. ft. detached garage (above floodplain). The property is located at 51280 Pine Canyon Road, King City, Central Salinas Valley Area.

George Pruitt agreed to the conditions.

After discussion, the Zoning Administrator approved the Administrative Permit, correcting a typographical error in Condition #2.

2. CASON DEBRA L ET AL (PLN050428)

Jacqueline Onciano, staff, presented the Coastal Administrative Permit to allow the change in a legal non-conforming residential use consisting of: the replacement of a 1,440 square foot manufactured home with a 1,080 square foot manufactured home and construction of a 400 square foot detached carport. The property is located at 600 Dolan Road, Castroville, Moss Landing Area, Coastal Zone and asked for a continuance.

After discussion, the Zoning Administrator continued the Coastal Administrative Permit to December 8, 2005.

3. DORN MICHAEL S & LINDA S (PLN980290)

The Zoning Administrator presented the corrections to findings for an earlier approved Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval for the demolition of an existing 5,092 square foot single-story residence and construction of a new 11,725 square foot two-story single family dwelling with attached garage and a Variance to exceed the allowable structure and impervious surface

coveragae limitations in the Pescadero Watershed. The property is fronting on and westerly of Seventeen Mile Drive, located at 3376 Seventeen Mile Drive, in the Del Monte Forest area of the Coastal Zone.

Maureen Wruck, representative, agreed to the conditions.

After discussion, the Zoning Administrator approved the corrections to the findings and evidence for the Combined Development Permit.

4. TORO PETROLEUM CORP (PLN050253)

The Project Planner, Taven Kinison Borwn, presented the Use Permit for a service station adjacent to an existing passenger vehicle service station to provide agricultural and commercial fueling services mainly for large vehicles and trucks; and General Development Plan. The property is located on the west, (southbound) side of Highway 101 on North Alta Road at the Old Stage Road overpass, Central Salinas Valley Area.

Bruce Kettle accepted the conditions.

After discussion, the Zoning Administrator adopted the Mitigated Negative Declaration and program for Mitigation Monitoring and approved the Use Permit with changes to evidence (e) of Finding 3, Condition 3, and a couple of typographical errors.

5. THOMPSON JOHN RICHARD & LISA M (PLN050106)

The Zoning Administrator presented the Lot Line Adjustment and Variance between two legal lots of record of 2.07 acres (Parcel 1) and 2.34 acres (Parcel 2). The proposal is to adjust the lot lines to have the following result: Parcel 1- 3.18 acres and Parcel 2- 1.24 acres. The Variance is required in order to allow for the reconfiguration of substandard lots, since they do not meet minimum lot requirements of 10 acres, per the "RC" Zoning District. An existing single family dwelling currently exists on Parcel 1. The legal lots of record are currently under Assessor's Parcel Number 127-131-002-000 and are located at 704 Echo Valley Road, Salinas, North County Non-Coastal Zone.

Richard Wallace, representative, agreed to the conditions.

After discussion, the Zoning Administrator approved the Lot Line Adjustment and Variance with changes to Findings 3, 5, 6, 7, and 8..

6. MAC DONNELL ROBERT I (PLN040614)

The Zoning Administrator presented the Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to replace a pedestrian bridge across a seasonal creek; a Coastal Development Permit for development within a site with archaeological resources; a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; a Variance to increase the amount of impervious surface allowed in the Pescadero Watershed. The project is located at 3338 17 Mile Drive, Pebble Beach, Del Monte Forest Area, Coastal Zone.

Public Comment: Danny Crnkovic, DMC Construction

After discussion, the Zoning Administrator adopted the Mitigated Negative Declaration and program for Mitigation Monitoring and approved the Combined Development Permit with changes to Findings 1, 2, 3, 7, 8, and 9 (typographical errors), and changes to Conditions 4, 10 and 11.

7. ALADIN PROPERTIES (PLN040701)

The Zoning Administrator presented the Use Permit for a propane distribution facility (two – 11’ by 90’ propane tanks), a 4,020 sq. ft. office, a 1,600 sq. ft. delivery truck garage and a septic system. The property is located at 11520 Commercial Parkway, Castroville, at the intersection of Blackie Road and Commercial Parkway, North County Non-Coastal Area.

After discussion, the Zoning Administrator continued this item to December 8, 2005.

8. DU BOIS JOHN H & MARCIA A (PLN040759)

The Zoning Administrator presented the Combined Development Permit consisting of: 1) a Coastal Development Permit to clear a violation for the installation of two 5,000 gallon water tanks on slopes of 30% or greater; 2) Coastal Administrative Permit for a Lot Line Adjustment between two existing legal lots of 10.8 acres and 46 acres resulting in two lots of 10.8 acres (Parcel 1) and 46 acres (Parcel 2), respectively. The properties are located at Partington Ridge, Big Sur, east of Highway 1, Big Sur (Central Section), Coastal Zone.

The Zoning Administrator stated that this item is scheduled for the Minor Subdivision Committee on December 8, 2005.

9. DZIEDZIC RICHARD (PLN050507)

The Zoning Administrator presented the Combined Development Permit consisting of: 1) a Coastal Development Permit to allow for the demolition of an existing 1,183 square foot one story single family dwelling and a 230 square foot garage; 2) a Coastal Administrative Permit to allow for the construction of a new 2,780 square foot two story single family dwelling with a 236 square foot attached garage, 8 square foot covered entry, 140 square feet of second story balconies; and Design Approval. The property is located at 24337 San Juan Road, Carmel, southwest corner of San Marcus Road and San Juan Road, Carmel Area, Coastal Zone.

Public Comment: Brett Anderson, Bill Flanagan, Pat Roberts, George Schmer, Elizabeth Robinson, Frances Gilbreath, Robert McCaffrey

After discussion it was decided to reduce the height of the turret to 12 feet along with other constructional changes.

The Zoning Administrator approved the Combined Development Permit with changes to Findings 1 and 5, and to Codition 1 to reflect the lowered terrot height.

10. MASON DAVID & JILL (PLN050081)

The Project Planner, Ramon Montano, presented the Variance for an increase to the allowed site coverage from 5 percent to 14 percent, to allow a 4,477 sq. ft. addition to an existing 1,370 sq. ft. one-story single family dwelling. The property is located at 1590 River Road, Salinas, fronting on River Road, Toro Area.

The Zoning Administrator approved the Variance with changes to 1, 2, 3, 4, 5, 6, and 9; the deletion of Finding 7, and changes to Conditions 1, 2, and 3.

11. ALVES (KASHFI) (PLN040580)

The Zoning Administrator presented the Coastal Administrative Permit for a test well (authorizing construction and use of the well for testing) and a septic system design. The property is located at 74 corona Road, Carmel, northwesterly of the intersection of Spruce and Corona Roads, Carmel Highlands Area, Coastal Zone.

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

ADJOURNMENT:

MIKE NOVO, ZONING ADMINISTRATOR

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