

DRAFT
MONTEREY COUNTY ZONING ADMINISTRATOR
THURSDAY, JULY 8, 2010
MINUTES

1:30PM

A. ROLL CALL: 1:47PM

Present: Taven Kinison Brown, Zoning Administrator on behalf of Mike Novo
Roger Van Horn, Environmental Health
Michael Trapani, Water Resources Agency
ABSENT: Chad Alinio, Public Works

B. PUBLIC COMMENTS: None.

C. APPROVAL OF MINUTES: None

D. SCHEDULED ITEMS: ZONING ADMINISTRATOR

1. 1:30 P.M. BRAMSEN JAMES, E TR ET AL - PLN 090416

PLANNING AREA: PEBBLE BEACH. PROJECT PLANNER: JOE SIDOR.
ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION:
COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL
ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A 1,090 SQUARE FOOT
ADDITION TO AN EXISTING 5,810 SQUARE FOOT SINGLE FAMILY DWELLING, THE
CONSTRUCTION OF AN APPROXIMATELY 500 SQUARE FOOT PATIO AREA WITH A
FIRE PIT AND 160 LINEAR FEET OF WOOD FENCE; 2) A COASTAL DEVELOPMENT
PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN
ARCHAEOLOGICAL RESOURCE; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW
DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT;
AND 4) A DESIGN APPROVAL (CEDAR SHINGLES, NATURAL WOOD, AND CARMEL
STONE). THE PROJECT ALSO INVOLVES THE REDUCTION OF IMPERVIOUS
SURFACE COVERAGE FROM THE EXISTING 6,726 SQUARE FEET TO A PROPOSED
2,120 SQUARE FEET, CONSISTING WITH THE PESCADERO WATERSHED COVERAGE
LIMITATIONS. THE PROPERTY IS LOCATED AT 3430 CARMEL WAY, PEBBLE
BEACH (ASSESSOR'S PARCEL NUMBER 008-381-014-000), DEL MONTE FOREST
AREA, COASTAL ZONE. RECOMMENDED ACTION: APPROVE PROJECT.

Mr. Luis Osorio, project planner on behalf of Joe Sidor.

Discussed recommended changes to the staff report regarding reduction in non-conforming impervious services, new condition added; delete condition number 9 and Indemnification Agreement between staff and committee.

Discussion between staff and committee regarding encroachment.

Public Comment: Anthony Lombardo, representative, supports staff recommendation.

Clarification and discussion regarding condition number 10 between Committee and Staff.

Mr. Anthony Lombardo, representative, agrees with changes to condition 10.

Public Comment: None.

The Zoning Administrator approved the project to Categorically Exempt the project per: CEQA 15301(e), 15303(a) and 15303 (e) modified by staff, approve the project based on the finding and evidence, condition of approval and the amendment to the project at this discussion.

2. 1:30 P.M. DYER KATHLEEN ANN - PLN 070650

PLANNING AREA: NORTH COUNTY PROJECT PLANNER: LIZ GONZALES.
ENVIRONMENTAL STATUS: NEGATIVE DECLARATION. PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 2,995 SQUARE FOOT TWO STORY SINGLE FAMILY DWELLING WITH ATTACHED 484 SQUARE FOOT GARAGE, 1,000 SQUARE FEET OF DECKING AND GARDEN WALLS (4 FEET IN HEIGHT); SWIMMING POOL, NEW PROPANE TANK, NEW DOMESTIC WELL, AND SEPTIC SYSTEM; 2) COASTAL ADMINISTRATIVE PERMIT TO ALLOW USE OF TEMPORARY RESIDENCE DURING CONSTRUCTION; 3) COASTAL ADMINISTRATIVE PERMIT TO ALLOW TWO-4,900 GALLON WATER STORAGE TANKS; 4) COASTAL ADMINSTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 1,500 SQUARE FOOT BARN WITH A SEPTIC SYSTEM; 5) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTAL SENSITIVE HABITAT; GARDING (2300 CUBIC YARDS OF CUT/1840 CUBIC YARDS FILL) AND PAVING OF AN EXISTING ACCESS ROAD (1,200 LINEAR FEET). THE PROPERTY IS LOCATED AT 327 HIDDEN VALLEY ROAD, ROYAL OAKS (ASSESSOR'S PARCEL NUMBER 129-151-055-000), NORTH COUNTY AREA, COASTAL ZONE. RECOMMENDED ACTION: ADOPT NEGATIVE DECLARATION AND APPROVE PROJECT.

Mr. Ramon Montano, Project Planner presented project on behalf of Liz Gonzales.

Discussion regarding matrix conditions EHSP01 between staff and Environmental Health.

Committee Comment: Mr. Roger Van Horn, Environmental Health, Discussion and clarification regarding conditions between staff and Environmental Health.

Public Comment: Mr. Paul Mates, Applicant agrees with conditions.

Discussion and clarification regarding Standard Conditions, Environmental Health Condition, Building Permits and Termination Period between Committee and Staff.

Clarification and discussion regarding leach field, landscape plans/conditions, Manzanita, hill slopes, conservation easement, 30% slope, legal description between committee and staff.

Public Comment: None.

The Zoning Administrator approved the project PLN070650 to Adopt the Negative Declaration per: CEQA based on the findings and evidence and the adjustments made at this meeting.

3. 1:30 P.M. LAVERTY GUY & IRENE J - PLN 090304

PLANNING AREA: CARMEL AREA LAND USE, COASTAL PROJECT PLANNER: LIZ GONZALES. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) VARIANCE TO EXCEED LOT COVERAGE TO BRING BACK THE STRUCTURE'S ORIGINAL LEGAL NON-CONFORMING COVERAGE AMOUNT IN ORDER TO CLEAR CODE VIOLATION (CE060359) FOR AN 81 SQUARE FOOT ILLEGAL ADDITION; 2) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE; AND 3) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 26291 OCEAN VIEW AVENUE, CARMEL (ASSESSOR'S PARCEL NUMBER 009-431-030-000), CARMEL AREA LAND USE PLAN, COASTAL ZONE. RECOMMENDED ACTION: APPROVE PROJECT.

Mrs. Valerie Negrete, Project Planner, presented project on behalf of Liz Gonzales.

Discussion regarding Land Use Advisory Committee Meeting approved project, legal non conforming between Committee and Staff.

Committee Comment: Mr. Taven Kinison Brown questioned legal non-conforming and discussion between committee and staff.

Public Comment: Claudio Ortiz, Representative for Applicant, discussion and clarification regarding non-conforming regarding the project.

Committee Comment: Discussion regarding code enforcement fees, violation and Condition 5, between committee and staff.

Committee comment: Mr. Roger Van Horn, Environmental Health, Michael Trapani, water resources, no conditions needed for these agencies.

Public Comment: none

The Zoning Administrator approved project and categorically exempt per. CEQA 15301 and 15064 based on the condition of approval, and accept number 5 and retire code enforcement

4. 1:40 P.M. CASTROVILLE WATER DISTRICT - PLN 090279

PLANNING AREA: NORTH COUNTY NON-COASTAL AND CASTROVILLE COMMUNITY PLAN. **PROJECT PLANNER:** VALERIE NEGRETE.

ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT PER SECTION 15303 (C) and (E). **PROJECT DESCRIPTION:** COMBINED DEVELOPMENT PERMIT CONSISTING OF A 1) USE PERMIT TO ALLOW CASTROVILLE COMMUNITY SERVICES DISTRICT TO CONSTRUCT A 2,800 SQUARE FOOT METAL BUILDING FOR THE STORAGE OF SEWER MAINTENANCE EQUIPMENT AND VEHICLES AND 2) USE PERMIT FOR THE REDUCTION IN REQUIRED PARKING SPACES FROM 20 SPACES TO 12 SPACES. THE PROPERTY IS LOCATED AT 11301 WOOD STREET, CASTROVILLE (ASSESSOR'S PARCEL NUMBER 030-222-008-000), NORTH COUNTY NON-COASTAL AREA PLAN AND CASTROVILLE COMMUNITY PLAN. **RECOMMENDED ACTION:** APPROVE PROJECT.

Mrs. Valerie Negrete, project planner, requested a continuance to July 29, 2010.

Public comment: None.

The Zoning Administrator continued Item 4 to July 29, 2010.

5. 1:45 P.M. MCKAY PRODUCTIONS LLC - PLN 100235

PLANNING AREA: CARMEL VALLEY MASTER PLAN **PROJECT PLANNER:** MARIA LOPEZ. **ENVIRONMENTAL STATUS:** CATEGORICALLY EXEMPT.

PROJECT DESCRIPTION: AMENDMENT TO THE RESOLUTION OF APPROVAL OF A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PLN080184) TO ADD THE FOLLOWING PROPOSED CONDITION: "THE DIRECTOR OF PLANNING MAY REVIEW AND APPROVE CHANGE OF USE WITHIN EXISTING AND PREVIOUSLY APPROVED BUILDINGS, MINOR ADDITIONS, AND MODIFICATIONS TO THE BUILDINGS AND GROUNDS AND SIMILAR CHANGES, PROVIDED THE CHANGES ARE CONSISTENT WITH THE OVERALL USE OF THE PROPERTY AS AN ATHLETIC CLUB AND DO NOT INTENSIFY THE USE BEYOND LEVELS PREVIOUSLY CONSIDERED AND APPROVED BY THE COUNTY OF MONTEREY." THE PROPERTY IS LOCATED AT 27200 & 27300 RANCHO SAN CARLOS ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 157-121-014-000 & 157-121-015-000), EASTERLY OF RANCHO SAN CARLOS ROAD, CARMEL VALLEY MASTER PLAN AREA.

RECOMMENDED ACTION: APPROVE PROJECT.

Mr. Luis Osorio and Ms. Maria Lopez, project planners, presented project.

Clarification and Discussion regarding septic system plan, waste water generation flow, and revised conditions between Ms. Janna Faulk, Environmental Health and Committee.

Discussion regarding Environmental Health Conditions, Use Permits and Wastewater Infrastructure.

Public Comment: Anthony Lombardo, Representative, stated Applicant is in compliance with the conditions with very minor revisions.

Public Comment: None.

Committee Comment: Discussion regarding Septic Systems, Conditions between Committee and Staff.

Mr. Anthony Lombardo, Representative, agrees to the revised changes.

Ms. Janna Faulk, Environmental Health, agrees to the changes.

The Zoning Administrator exempted the project from environmental review subject to 15301 Class One CEQA guidelines and approves this permit amendment based on findings and evidence subject to the changes made herein.

E. OTHER MATTERS: None.

F. ADJOURNMENT: 3:16 p.m.