

DRAFT
MONTEREY COUNTY ZONING ADMINISTRATOR
THURSDAY, APRIL 28, 2011
MINUTES
1:30 P.M.

A. ROLL CALL

Present: Mike Novo, Zoning Administrator; Michael Trapani, Water Resources Agency; Patrick Treffry, Environmental Health; Chad Alinio, Public Works

B. PUBLIC COMMENTS - None

C. APPROVAL OF MINUTES: March 31, 2011

The Zoning Administrator approved the Minutes of March 31, 2011.

D. SCHEDULED ITEMS

1. MILLER FORREST E & CYNTHIA DAVIS MILLER TR - PLN110084

Project Planner: Ashley Nakamura. **Environmental Status:** Exempt. **Project Description:** Design Approval to allow the demolition of an existing 3,152 square foot residence and the construction of a new 5,999 square foot two-story single family dwelling with a 3,282 square foot first floor, 1,007 square foot second floor, a 1,710 square foot basement located entirely below grade, an attached 436 square foot two-car garage, garden walls less than six feet in height, and 863 square feet of covered patios, and. Colors and materials to consist of white stucco and orange, tan and brown combination tile roofing. The property is located at 970 Coral Drive, Pebble Beach, (Assessor's Parcel Number 007-255-022-000), Greater Monterey Peninsula Area Plan.

Project planner Ashley Nakamura presented the project.

Public Comment: Eric Miller, architect.

The Zoning Administrator approved the Design Approval subject to the conditions of approval.

2. OK SWEETHEART LLC - PLN100641

Project Planner: Anna Quenga. **Environmental Status:** Exempt. **Project Description:** Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the demolition of a 973 square foot single family dwelling with a 171 square foot attached garage and retaining walls and the construction of a three-story 1,800 square foot single family dwelling with a below ground one-car garage, a 118.7 square foot entry walk, a 56 square foot covered porch, a 44.8 square foot east patio, a 373.4 west patio and stairs, a 29.1 square foot trash and pump enclosure, a 56 square foot upper deck, various planters at the front and rear yards, and associated grading of approximately 350 cubic yards of cut and 100 cubic yards of fill; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological

resource; and 3) a Coastal Administrative Permit to allow parking within the required front setback. Colors and materials to consist of light beige cement plaster for the body, beige trim, light and medium beige stone veneer, and a Spanish tile roof. The property is located at 2561 15th Avenue, Carmel (Assessor's Parcel Number 009-402-003-000), Carmel Area Land Use Plan, Coastal zone.

Project Planner Anna Quenga presented the project.

Public Comment: John Mandurrago, applicant's representative.

The Zoning Administrator approved the project based on the findings and evidence and subject to the conditions of approval with changes to the conditions.

3. PRADER ASSOCIATES - PLN090365

Project Planner: Ramon Montano. **Environmental Status:** Exempt. **Project Description:** CONTINUED FROM APRIL 14, 2011. Combined Development Permit to establish an Agricultural Support facility for the processing of grapes grown on site into wine consisting of: 1) a Use Permit to convert existing 2,825 square foot accessory structure into an agricultural processing facility that will process approximately 4,000 to 5,000 cases of wine a year; and 2) a Use Permit to allow nine existing 2,500 water tanks for the purposes of fire protection to remain on slopes in excess of 25%. The plant is designed to incorporate 48 existing ground mounted solar panels in order to remain connection free of existing public utilities. The project is located at 32930 Sycamore Flat Road, Greenfield, (Assessors Parcel Number 419-411-023-000) south of the intersection of Arroyo Seco Road and Sycamore Flat Road in the Central Salinas Area Plan.

Project Planner Ramon Montano requested a continuance to May 12, 2011.

Public Comment: None.

The Zoning Administrator continued the project to May 12, 2011.

4. DURAO MELVIN JOSEPH JR - PLN100054

Project Planner: Delinda Robinson. **Environmental Status:** Exempt. **Project Description:** Combined Development Permit consisting of: 1) Coastal Administrative Permit for a 1,020 square foot single story living room addition to an existing 8,016 square foot single family residence with a 452 square foot attached garage and an 880 square foot detached garage; 2) Variance to exceed maximum allowed Pescadero Watershed coverage; and 3) Design Approval. The property is located at 1568 Sonado Road, Pebble Beach (Assessor's Parcel Number 008-202-004-000), Del Monte Forest area, Coastal zone.

Project Planner Delinda Robinson presented the project.

Public Comment: John Warner, Mel Durao

The Zoning Administrator approved the project based on the findings and evidence and subject to the conditions of approval.

5. TALBOTT AUDREY S LIFE EST - PLN090319

Project Planner: Delinda Robinson. **Environmental Status:** Exempt. **Project**

Description: Amendment to previously approved Use Permit for a winery (ZA07153) to: 1) delete Condition number 6; and 2) allow the conversion of an existing approximately 520 square foot office space into a retail wine tasting and sales room. The property is located at 1380 River Road, Gonzales (Assessor's Parcel Number 167-051-019-000), southeasterly of River Road between Limekiln Road and Gonzales River Road, Central Salinas Valley area.

Project planner Delinda Robinson presented the project and an errata memorandum. Environmental Health representative Patrick Treffry discussed the water system. Water Resources Agency representative Michael Trapani discussed water quantity.

Public Comment: Lynne Mounday, applicant's representative.

The Zoning Administrator approved the project based on the findings and evidence and subject to the conditions of approval with changes to the findings and as outlined in the errata memorandum.

E. OTHER MATTERS - None

F. ADJOURNMENT - 2:24 p.m.

Date Adopted:

ATTEST

Mike Novo, Zoning Administrator

MN/ca