

DRAFT
MONTEREY COUNTY ZONING ADMINISTRATOR
THURSDAY, MAY 12, 2011
MINUTES

A. ROLL CALL – 1:30 P.M.

Present: Mike Novo, Zoning Administrator; Michael Trapani, Water Resources Agency;
Nicole Fowler, Environmental Health Bureau; Chad Alinio, Public Works

B. PUBLIC COMMENTS - None

C. APPROVAL OF MINUTES - None

D. SCHEDULED ITEMS

1. PRADER ASSOCIATES - PLN090365

Project Planner: Ramon Montano. **Environmental Status:** Exempt. **Project Description:** CONTINUED FROM APRIL 28, 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 to refer the application to the June 8th Planning Commission.

Public Comment: Applicant John Prader; Dave Kima; Mark Busio.

The Zoning Administrator referred the project to the Planning Commission and place the item on the June 8th Planning Commission agenda.

2. CHANG STEVEN H/NANCY - PLN100337

Project Planner: Carl Holm. **Environmental Status:** Categorically Exempt per 15303(e). **Project Description:** Modification to Design Approval approved by the Zoning Administrator on December 9, 2010 allowing: construction of a 1,014 square foot three-car garage, a 6-foot tall 170 lineal foot fence along the edge of the northerly side of the road right of way, a 135 square foot single family dwelling deck addition, replacement/reconfiguration of deck stairs, a 112 square foot cargo container, an two sheds (80 and 112 sf). Modifications include allowing temporary (6 month) use of a 400 square foot storage container during construction of the garage and pillars between the 6-foot tall fence panels that extend up to 7 feet tall. The property is located at 10350

Saddle Road, Monterey (Assessor's Parcel Number 416-191-025-000), Greater Monterey Peninsula area.

Public Comment: Steve Chang; Matthew Ottone, representative for Griffins; Steven Griffin; Jack Jensen; Myrna Reisenberg.

Break 2:05 p.m. - Reconvene 2:18 p.m.

The Zoning Administrator approved the design approval with changes and the addition of conditions and timing.

E. OTHER MATTERS - None

F. ADJOURNMENT - 2:20 p.m.

Date Adopted:

ATTEST

Mike Novo, Zoning Administrator

MN/ca