

**DRAFT  
MONTEREY COUNTY ZONING ADMINISTRATOR  
THURSDAY, MARCH 12, 2015  
MINUTES**

**A. ROLL CALL - 9:30 A.M.**

Present: Jacqueline R. Onciano, Zoning Administrator  
Chad Alinio, Public Works  
Roger VanHorn, Environmental Health  
Absent: No representation for Water Resources Agency

**B. PUBLIC COMMENTS - None**

**C. APPROVAL OF MINUTES: None**

**D. SCHEDULED ITEMS**

**1. DAVI FRANCESCO S/CAROLYN R - PLN141007**

**Project Planner:** Maria Lopez. **Project Location:** 11427 Del Monte Ave, Castroville. **Assessor's Parcel No:** 030-211-055-000. **Permit Type:** Design Approval. **Planning Area:** North County. **Environmental Status:** Categorical Exemption. **Project Description:** CONTINUED FROM FEBRUARY 26, 2015. Design Approval to allow the construction of a 1,360 square foot two-story single family dwelling with an attached garage.

Project planner Maria Lopez presented the project.

Public Comment: Carolyn Davi, owner

The Zoning Administrator trailed the item to after Item number 2 to give the applicant ample time to read the conditions.

**2. WTCC Ventana Investors V LLC - PLN140729**

**Project Planner:** Joe Sidor. **Project Location:** 48123 Hwy 1, Big Sur. **Assessor's Parcel No:** 419-321-010-000 and 419-321-015-000. **Permit Type:** Design Administrative. **Planning Area:** Coast-Big Sur. **Environmental Status:** Categorical Exemption. **Project Description:** CONTINUED FROM FEBRUARY 26, 2015. Design Approval for signage and trail improvements, associated with the installation of trail and directional/interpretive signage, and construction of approximately 2,700 linear feet of on-site trails, including steps and approximately 500 linear feet of retaining walls, construction of 17 parking spaces (including 2 ADA-compliant spaces). The trail improvements and sign posts will use natural colors and materials (Douglas Fir and cedar). The signs will use earth tone colors, except for the disabled parking, trail map, and interpretive signs.

Project planner Joseph Sidor requested a continuance to allow staff to review revised materials from the applicant and Coastal Commission.

The Zoning Administrator suggested continuing the item to the April 30th hearing. Staff was agreeable to continuing the project to that date.

The Zoning Administrator continued the item to April 30, 2015.

*Trailed Item:*

**1. DAVI FRANCESCO S/CAROLYN R - PLN141007**

**Project Planner:** Maria Lopez. **Project Location:** 11427 Del Monte Ave, Castroville. **Assessor's Parcel No:** 030-211-055-000. **Permit Type:** Design Approval. **Planning Area:** North County. **Environmental Status:** Categorical Exemption. **Project Description:** CONTINUED FROM FEBRUARY 26, 2015. Design Approval to allow the construction of a 1,360 square foot two-story single family dwelling with an attached garage.

Public Comment: Carolyn Davi, applicant agreed to conditions

The Zoning Administrator found the project to be categorically exempt per Section 15183, Castroville Community Plan and approved the project.

**3. RONDA ROAD LLC - PLN140914**

**Project Planner:** Steve Mason. **Project Location:** 3903 Ronda Rd, Pebble Beach. **Planning Area:** Del Monte Forest LUP. **Environmental Status:** Categorical Exemption. **Project Description:** Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow the construction of a 848 square foot Secondary Dwelling Unit; 2) Coastal Development Permit for development within 750 feet of a known archeological resource; and 3) Coastal Development Permit to modify the nonconforming impervious coverage in the Pescadero Watershed. **Recommended Action:** Approve Project

Project planner Steve Mason presented the project. Staff and applicant requested Condition number 8 be deleted.

Public Comment: Anthony Lombardo, applicant's representative, agreed to conditions and changes, the deletion of Condition number 8.

The Zoning Administrator found the project to be categorically exempt per Section 15303 and approved the project with changes.

**4. WUNSCH INVESTMENT PARTNERS LLC - PLN140168**

**Project Planner:** Bob Schubert. **Project Location:** 21930 Rosehart Way, Salinas. **Planning Area:** Central Salinas Valley. **Environmental Status:** Negative Declaration. **Project Description:** Use Permit to allow the construction of a 9,895 square foot single story building for offices, show room warehouse and repair shop for agricultural related fertilizer/spray tank sales.

Project planner Bob Schubert presented the project.

Public Comment: Ron Toomajen, applicant's representative, agreed to conditions.

The Zoning Administrator adopted the Negative Declaration and approved the project.

**5. MCBRIDE MARTHA K/MCBRIDE DEAN A - PLN140684**

**Project Planner:** David Mack. **Project Location:** 325 River Rd, Salinas. **Assessor's Parcel No:** 139-061-005-000. **Permit Type:** Variance. **Planning Area:** Toro. **Environmental Status:** Statutory Exemption. **Project Description: CONTINUED FROM FEBRUARY 26, 2015.** Variance Request to increase the allowable maximum lot coverage within the "F" (Farmlands) zoning designation from 5% to 14.9%, and Design Approval to allow a 964 square foot addition/remodel, 408 square foot garage addition and 180 square foot deck addition to an existing 1,727 square foot single family dwelling. Existing on-site development is legal non-conforming and consists of approximately 9,636 square feet (15.15% coverage). The project proposes to demolish an existing accessory structure of approximately 1,600 square feet then construct the addition to result in an overall site coverage of approximately 9,501 square feet of coverage (14.9%).

Project planner David Mack presented the project.

Public Comment: Ed Rinehart, applicant's representative; David Bozzi; neighbor; Dean McBride, applicant/owner

Environmental Health representative Roger VanHorn stated the project is incomplete. The applicant Dean McBride stated the septic system has been inspected.

Staff requested to continue the project to April 30 to give staff, Environmental Health and the applicant to work together on the project. Staff will come back with a recommendation.

The Zoning Administrator continued the project to April 30, 2015.

**E. OTHER MATTERS - None**

**F. ADJOURNMENT - 10:19 a.m.**

Date Adopted:

ATTEST

---

Jacqueline R. Onciano, Zoning Administrator

JRO/ca