

FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
MAY 25, 2006
MINUTES

The Monterey County Zoning Administrator hearing met at 9:00 a.m. in the Board of Supervisors Chambers of the Courthouse, 168 West Alisal Street, Salinas, California.

A. ROLL CALL

Present:	Zoning Administrator	Mike Novo
	Environmental Health	Patrick Treffrey
	Public Works	Bryce Hori
	Water Resources	Al Mulholland
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: NONE

C. APPROVAL OF MINUTES: The minutes for March 9 and 30, April 13 and 27, 2006 were approved.

D. DESIGN APPROVALS

1. HOWE CLINTON E/JULIE (DA060083)

DESIGN APPROVAL (DA060083) APPLICATION TO ALLOW THE CONSTRUCTION OF A 2,951 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH A 471 SQUARE FOOT ATTACHED GARAGE. MATERIALS AND COLORS OF: STUCCO SIDING (KHAKI), METAL CLAD WOOD WINDOWS AND DOORS (DARK BROWN) AND A WOOD SHAKE ROOF. THE PROJECT IS LOCATED AT 991 PIONEER RD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-263-010-000), GREATER MONTEREY PENINSULA AREA.

Jun Suliano, agent, agreed to the conditions.

After discussion, this Design Approval was approved.

2. OKADA FUKUKO (DA060107)

CONTINUED FROM 5/11/06. DESIGN APPROVAL FOR THE DEMOLITION OF AN EXISTING 1,904 SQUARE FOOT SINGLE FAMILY DWELLING TO ALLOW FOR THE CONSTRUCTION OF A NEW 3,597 SQUARE FOOT SINGLE STORY SINGLE FAMILY DWELLING WITH A 535 SQUARE FOOT ATTACHED GARAGE CONSISTING OF PEBBLESTONE BEIGE SIDING , MUSTANG TAN TRIM AND CONCRETE TILE ROOFING IN SANTA BARBARA (ASSESSORS PARCEL NUMBER 007-191-009-000) 2849 SLOAT ROAD, PEBBEL BEACH.

After discussion, this Design Approval was approved.

E. SCHEDULED ITEMS

3. ANDREWS RUSSELL J/YONG S (PLN050546)

COASTAL DEVELOPMENT PERMIT TO ALLOW EXISTING UNPERMITTED DEVELOPMENT ON SLOPES IN EXCESS OF 30% FOR THREE RETAINING WALLS. THE TWO RETAINING WALLS AT THE FRONT OF THE EXISTING SINGLE FAMILY DWELLING TOTAL 455 LINEAR FEET AND 1,365 SQUARE FEET. THE RETAINING WALL AT THE REAR OF THE EXISTING SINGLE FAMILY DWELLING IS 100 LINEAR FEET AND 300 SQUARE FEET IN SIZE. THE PROPERTY IS LOCATED AT 24395 SAN LUIS AVENUE, CARMEL (ASSESSOR'S PARCEL NUMBER 009-0431-033-000), COASTAL ZONE.

After discussion, this Coastal Development Permit was approved.

4. CRAIG JOHN R/PAMELA H CO-TRS (PLN050600)

COMBINED DEVELOPMENT PERMIT INCLUDING: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE DEMOLITION OF AN EXISTING 1,474 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING AND ATTACHED ONE-CAR GARAGE, AND CONSTRUCTION OF A THREE-LEVEL, 4,338 SQUARE FOOT SINGLE FAMILY DWELLING INCLUDING A 1,640 SQUARE FOOT BASEMENT AND ONE-CAR GARAGE, AND GRADING (APPROXIMATELY 469 CUBIC YARDS OF CUT/85 CUBIC YARDS OF FILL); AND 2) COASTAL ADMINISTRATIVE PERMIT TO ALLOW LOCATION OF ONE UNCOVERED PARKING SPACE WITHIN THE REQUIRED FRONT YARD SETBACK OF 20 FEET. THE PROPERTY IS LOCATED AT 2803 15TH AVENUE, CARMEL (ASSESSOR'S PARCEL NUMBER 009-383-008-000), CARMEL AREA, COASTAL ZONE.

Luis Osorio, Project Planner, presented this item.

Charles Williams, representative, accepted conditions.

After discussion, this Combined Development Permit was approved with changes to Findings 1, 2, and 8 and corrections to Condition #6.

5. CUSACK WILLIAM J/GAIL (PLN050499)

A COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 3,433 SQUARE FOOT TWO STORY SINGLE FAMILY DWELLING WITH ATTACHED 500 SQUARE FOOT GARAGE, AND A CONCRETE FENCE AT FRONT PROPERTY LINE (6 FEET IN HEIGHT); A COASTAL DEVELOPMENT PERMIT FOR REMOVAL OF 27 MONTEREY PINE TREES; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 4060 SUNSET LANE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-112-015-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Jeff Bonekemper, Project Planner, presented this item and recommended approval.

After discussion, the Zoning Administrator continued this item to June 8, 2006.

6. GENDREAU ROYCE/LAURA M TRS (PLN050629)

COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF A 5,004 SQUARE FOOT BARN (MINIMAL GRADING PROPOSED) AND TO ALLOW THE OPERATION OF A COMMERCIAL KENNEL TO INCLUDE DAY CARE FOR UP TO 32 DOGS AND OVERNIGHT BOARDING FACILITY

FOR UP TO 32 DOGS. THE PROPERTY IS LOCATED AT 8643 ORMART ROAD, CASTROVILLE (ASSESSOR'S PARCEL NUMBER 131-042-028-000), NORTH COUNTY AREA, COASTAL ZONE.

Jeff Bonekamper, Project Planner, presented this item.

Shawn Adams, representative, accepted the conditions.

Public Comment: Andy Burleigh, Nathan Cheney, Barbara Jeachin, Douglas Sanderson, Bill Phillips, Cynthia Canepa, Butch Stoeffler, Laura Sanderson, Sherry Silva, Agnes Evers, Richard Madison, Martha Bennett, David Baldwin, Becky Stoeffler, Mark Canepa, Bernet Anderson, Kathy Vandermillen, Bill Horning, Shawn Adams

The Zoning Administrator recommended adding a condition that a retail store be used only by the customers of the facility. Applicant agreed.

After discussion, the Zoning Administrator scheduled a site visit for June 9th at 9:30 a.m. and continued this item to July 13, 2006.

7. NYE ERLE A & ALICE A NYE TRS (PLN050632)

COMBINED DEVELOPMENT PERMIT CONSISTING OF (1) A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE ADDITION OF A 727 SQUARE FOOT MASTER BEDROOM AND BATH ADDITION AND A 816 SQUARE FOOT GAME ROOM TO A SINGLE FAMILY DWELLING WHICH EXCEEDS 10% OF THE EXISTING FLOOR AREA AND (2) A COASTAL DEVELOPMENT PERMIT TO REMOVE 5 MONTEREY PINES TREES. THE PROPERTY IS LOCATED AT 3162 FERGUSSON LANE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-171-035-000), NORTHEAST OF THE INTERSECTION OF SPRUANCE ROAD AND RONDA ROAD, DEL MONTE FOREST AREA, COASTAL ZONE.

Anna Ginette, Project Planner, presented this item. A height verification condition was added.

David Martin, representative, agreed to the conditions.

After discussion, the Zoning Administrator approved the Combined Development Permit.

8. RAMOS MIGUEL A & IRENE B (PLN050698)

USE PERMIT FOR THE REPLACEMENT AND LEGALIZATION OF A 672 SQ. FT. NON-CONFORMING MOBILE HOME WITH A NEW 784 SQ. FT. MANUFACTURED HOME, A NEW DETACHED 171 SQ.FT. COVERED CARPORT FOR THE MANUFACTURED HOME AND A NEW DETACHED 378 SQ. FT. CARPORT TO SERVE THE EXISTING DUPLEX RESIDENTIAL BUILDING. THE EXISTING MOBILE HOME WAS A REPLACEMENT TO A PREVIOUS MOBILE HOME THAT BECAME DAMAGED IN THE 1995 FLOODS, WHICH WAS REPLACED WITHOUT THE BENEFIT OF A USE PERMIT (CE19950147). THE LOT IS ZONED "LIGHT COMMERCIAL" AND HAS NO COMMERCIAL OPERATION, THEREFORE LEGAL NON-CONFORMING. THE PROPOSAL WILL PROVIDE THE REQUIRED COVERED PARKING PER ZONING PARKING STANDARDS. NO GRADING OR TREE REMOVAL IS PROPOSED. THE PROPERTY IS LOCATED AT 538 SALINAS ROAD, WATSONVILLE (ASSESSOR'S PARCEL NUMBER 117-271-004-000), SOUTH OF THE INTERSECTION OF RAILROAD AVENUE AND SALINAS ROAD, NORTH COUNTY NON-COASTAL AREA.

Nadia Amador, Project Planner, presented this item. Three standard Water Resource Agency conditions were added.

Antonio Perez, representative, agreed to the conditions.

After discussion, the Zoning Administrator the Use Permit was approved, with changes to condition 5 and the addition of three Water Resource Agency conditions as recommended by staff.

9. HOUGHAM ANN E (PLN030630)

USE PERMIT FOR CONSTRUCTION OF A 3,500 SQ. FT. AGRICULTURAL PROCESSING PLANT CONSISTING OF A 1,500 SQ. FT. PROCESSING ROOM, A 1,000 SQ. FT. BARREL ROOM AND A 1,000 SQ. FT. OFFICE/KITCHEN/STORAGE AREA AND 500 SQ. FT. BASEMENT FOR STORAGE, TO PROCESS 7 ACRES OF VINEYARD INTO WINE. THE PROJECT INCLUDES A 500 SQ. FT. COVERED DECK. THE PROPERTY IS LOCATED AT 45803 ARROYO SECO ROAD, GREENFIELD (ASSESSOR'S PARCEL NUMBERS 419-441-005-000 & 419-441-006-000), CENTRAL SALINAS VALLEY AREA.

Lynne Mounday, Planner, presented the project.

Ann Hougham accepted the conditions and answered questions.

John Kesecker, representing neighbors, spoke in opposition to the project.

After discussion, the Zoning Administrator approved the Use Permit with changes to Findings 1, 3, and 4 and conditions, including deletion of Condition 21.

10. KARLSEN DAN H & KATHLEEN L (PLN050625)

USE PERMIT TO CONVERT AN EXISTING 1,500 SQ. FT. PREFABRICATED METAL BUILDING INTO A BONDED MICRO-WINERY, CLOSED TO THE PUBLIC, PRODUCING LESS THAN 4,800 CASES ANNUALLY (AN AGRICULTURAL PROCESSING PLANT.) THE PROJECT IS LOCATED AT 42875 CARMEL VALLEY ROAD, GREENFIELD (ASSESSOR'S PARCEL NUMBER 419-081-055-000), CACHAGUA AREA PLAN.

Taven Kinison Brown, Project Planner, presented this item and added a condition regarding fire sprinklers.

Dan Karlsen agreed to the conditions.

After discussion, the Zoning Administrator approved the Use Permit including corrections to Finding 2 and Condition 13.

11. SCHEID VINEYARDS CALIFORNIA (PLN060159)

A USE PERMIT REQUEST FOR A HEIGHT LIMIT EXCEPTION TO ALLOW THE CONSTRUCT OF 18 EXTERIOR WINE BLENDING & STORAGE TANKS AT THE SCHEID VINEYARDS WINERY THAT EXCEED THE 35 FOOT HEIGHT LIMITATION OF THE FARMLAND/40 ZONING DISTRICT. THE PROPERTY IS LOCATED AT 1972 HOBSON AVENUE, GREENFIELD (ASSESSORS PARCEL NUMBER 221-081-009-000), CENTRAL SALINAS VALLEY AREA PLAN.

Jacqueline Onciano presided over this item as Mike Novo, the Zoning Administrator, had a conflict of interest in this project.

Taven Kinison Brown, Project Planner, presented the item.

Kurt Golnick, applicant, answered questions.

After discussion, the Acting Zoning Administrator continued the item to June 29, 2006 to allow time for a site visit. It was noted that a Variance will also be needed.

Mike Novo returned as the Zoning Administrator.

12. SHERAR ROBERT CODY & MARGARET (PLN050122)

CONTINUED FROM 5/11/06. USE PERMIT TO ALLOW FOR A NEW 50 FT. HIGH TELECOM-MUNICATIONS FACILITY (TO REPLACE AN EXISTING 40 FT. HIGH FLAG POLE); AND DESIGN APPROVAL. THE PROJECT IS LOCATED 1/2 MILE SOUTH OF 916 CARMEL VALLEY ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 416-511-012-000), CARMEL VALLEY MASTER PLAN AREA.

Pamela Novell, representative for Cingular, accepted the conditions. Robert Sherar voiced concern.

After discussion, the Zoning Administrator approved the Use Permit, with changes to Findings 1, 3 and Condition 1, and added a new condition regarding color of the pole.

F. OTHER ITEMS: None

G. ADJOURNMENT: The meeting was adjourned at 12:10 p.m.

ATTEST:

MIKE NOVO, ZONING ADMINISTRATOR

MN:kb/ca