

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
JULY 13, 2006
MINUTES**

The Monterey County Zoning Administrator hearing met at 9:30 a.m. in the Board of Supervisors Chambers of the Courthouse, 168 West Alisal Street, Salinas, California.

A. ROLL CALL

Present:	Zoning Administrator	Jeff Main
	Environmental Health	Roger Van Horn
	Public Works	Bryce Hori
	Water Resources	Al Mulholland
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT:

C. APPROVAL OF MINUTES: None

D. DESIGN APPROVALS

1. LORENZEN LEE/ JULIE (DA060257)

DESIGN APPROVAL APPLICATION TO ALLOW THE CONSTRUCTION OF NEW 5,500 SQUARE FEET, TWO-STORY SINGLE FAMILY DWELLING WITH AN 554 SQUARE FOOT ATTACHED TWO CAR GARAGE, A 1,318 SQUARE FOOT ATTACHED PORCH, A 740 SQUARE FOOT ATTACHED DECK AND A 600 SQUARE FOOT DETACHED GUESTHOUSE WITH 554 SQUARE FOOT DETACHED TWO CAR GARAGE, AND DESIGN APPROVAL. THE PROJECT REQUIRES THE REMOVAL OF TWO OAKS 15 AND 19 INCHES IN DIAMETER. APPROXIMATELY 702 CUBIC YARD OF CUT AND 320 CUBIC YARD OF FILL IS REQUIRE FOR THE PROPOSE DRIVEWAY AND SINGLE FAMILY DWELLING. STAFF CONDUCTED A SITE VISIT ON JUNE 2, 2006 TO DETERMINE THE VISIBILITY OF THE PROJECT FORM HIGHWAY 68. BASE ON THE STAKING THE PROJECT WILL NOT BE VISUAL IMPACT FROM HIGHWAY 68. (THE SITE IS LOCATED AT 8010 QUATRO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 259-092-026-000) SOUTHERLY OF HIGHWAY 68, GREATER MONTEREY PENINSULA AREA PLAN.

The Design Approval was approved by the Zoning Administrator.

E. SCHEDULED ITEMS

2. BAKER KATHLEEN/SALVATORE (PLN050458)

USE PERMIT TO PRODUCE UP TO 5,000 GALLONS OF WINE PER YEAR IN AN EXISTING 640 SQ. FT. GARAGE (WITH AN EXISTING 945 SQ. FT. SECOND STORY CARETAKER'S UNIT ABOVE) AND THE ADDITION OF A 588 SQ. FT. CARPORT, ON AN 15.7 SQ. FT. PARCEL. THE PROJECT IS LOCATED AT 26 TRAMPA CANYON ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 418-231-023-000), CACHAGUA AREA.

Project Planner Paula Bradley asked for a continuance of this item.

After discussion, this item was continued to July 27, 2006.

3. SNOW BRENDA (PLN060307)

USE PERMIT TO ALLOW GRADING ON SLOPES GREATER THAN 30% FOR A PRIVATE ROAD AND REMOVAL OF THREE OAK TREES, ON A 12.81 ACRE LOT. GRADING WILL CONSIST OF 6,431 CUBIC YARDS OF CUT AND FILL. THE PROJECT IS LOCATED AT 118 SAN BENANCIO ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 416-221-048-000), TORO AREA.

Project Planner Paula Bradley presented the project.

Representative Aaron Johnson gave a history of the project.

Public Comment: Dominick Van Ness, Carolyn Jensen

After discussion this item was tabled to allow time for an Initial Study.

4. MOSS LANDING HARBOR DISTRICT (PLN060097)

COASTAL DEVELOPMENT PERMIT TO ALLOW A CHANGE IN THE INTENSITY OF USE OF STATE WATERS OR ACCESS TO PUBLIC WATERS BY INCREASING PARKING FEES IN AND AROUND MOSS LANDING HARBOR. THE INCREASE IN FEES WILL FUND ORDINARY MAINTENANCE AND REPAIR OF EXISTING PARKING LOTS. THE PROPERTIES ARE LOCATED ON SANDHOLDT ROAD CROSS MOSS LANDING ROAD, HIGHWAY ONE CROSS JETTY ROAD, KIRBY ROAD CROSS ELKHORN ROAD, MOSS LANDING (ASSESSOR'S PARCEL NUMBERS 133-241-003-000, 133-241-007-000, 133-241-009-000, 133-241-010-000, 133-241-018-000; 133-173-001-000; 133-212-009-000; 413-022-002-000; 413-022-003-000, 413-022-005-000, 413-022-009-000, 413-022-010-000; 129-212-001-000), NORTH COUNTY AREA, COASTAL ZONE.

This item was continued to July 27, 2006.

5. ROBLES LOUIS/NEAOMY ODLE (PLN050576)

COASTAL DEVELOPMENT PERMIT TO ALLOW THE REPLACEMENT OF A SECOND UNIT WITH A 2,280 SQUARE FOOT MANUFACTURED HOME. THE PROJECT IS LOCATED AT 63B DESMOND ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 129-071-039-000), SOUTHWEST OF THE INTERSECTION OF PARADISE ROAD AND DESMOND ROAD, NORTH COUNTY AREA, COASTAL ZONE.

This item was tabled as requested by staff.

6. MANZONI LOUIS/AGNES (PLN050603)

USE PERMIT TO ALLOW AN AGRICULTURAL PROCESSING PLANT CONSISTING OF A WINE TASTING ROOM WITHIN AN EXISTING BUILDING AND A SMALL PRODUCTION WINERY OPERATION. THE PROPERTY IS LOCATED AT 30981 RIVER ROAD, SOLEDAD (ASSESSOR'S PARCEL NUMBER 216-012-006-000), WEST OF THE INTERSECTION OF SANCHEZ ROAD AND RIVER ROAD, CENTRAL SALINAS AREA.

Project Planner Anna Ginette presented the project.

Mark Manzoni spoke to the project.

After discussion, the Use Permit was approved by the Zoning Administrator with additional conditions covering no special events or weddings, no added traffic, and hours of operation.

7. LS POWER (PLN040520)

COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION AND OPERATION OF A 6,500 SQ. FT. TEMPORARY PILOT DESALINATION FACILITY AT THE MOSS LANDING POWER PLANT (MLPP). THE PILOT FACILITY WILL UTILIZE WATER FROM THE EXISTING MLPP COOLING WATER SYSTEM PRIOR TO DISCHARGE AND WILL BE OPERATED FOR A MAXIMUM OF ONE YEAR TO ALLOW FOR ADEQUATE DATA COLLECTION. NO NEW WATER WILL BE DRAWN FROM MONTEREY BAY AND NO POTABLE WATER WILL BE DISTRIBUTED AS A RESULT OF THE PROJECT. THE PROPERTY IS LOCATED AT THE INTERSECTION OF HIGHWAY 1 AND DOLAN ROAD, MOSS LANDING (ASSESSOR'S PARCEL NUMBER 133-181-011-000), NORTH COUNTY AREA, COASTAL ZONE.

Shandell Frank, Project Planner, presented the project.

Sarah Hardgrave, representative, agreed to the conditions and explained the purpose of the desalination facility.

The Coastal Development Permit and Design Approval for the desalination facility was approved by the Zoning Administrator.

8. GENDREAU ROYCE/LAURA TRS (PLN050629)

CONTINUED FROM 5/25/06. 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.

Staff asked for a continuance to a date uncertain.

Public Comment: Joy Bryant, Barbara Jolenko, and Cynthia Canepa

Sean Adams, representative, agreed to the continuance.

The Coastal Development Permit was tabled by the Zoning Administrator.

F. OTHER ITEMS: NONE

G. ADJOURNMENT: The meeting was adjourned at 12:00 noon

ATTEST:

JEFF MAIN, ZONING ADMINISTRATOR

JM:ca/kb