

FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
MARCH 8, 2007
MINUTES

The Monterey County Zoning Administrator hearing met at 1:30 p.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 Hon' _
	Water Resources	Al Mulholland -----
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: August 31, 2006

Hearing no objections or corrections to the August 31, 2006 minutes, Bryce Hon moved that the minutes be approved by consensus of those present. Seconded by Al Mulholland, and approved by consensus.

D. DESIGN APPROVALS (CONSENT)

1. TARP BRADLEY J & ROSEMARY TRS (DA060539)

DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF 2,873 SQ FT ONE-STORY SINGLE FAMILY DWELLING WITH 829 SQ FT ATTACHED TWO-CAR GARAGE AND 1,120 SQ FT DETACHED BARN. MATERIALS AND COLORS CONSIST OF ROOFING (EAGLE FLAT TILE), WALLS (UTTERLY BEIGE), TRIM (REALIST BEIGE). THE PROPERTY IS LOCATED AT 195 PINE CANYON ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 416-449-019-000) SOUTH OF THE INTERSECTION OF PINE CANYON ROAD, TORO AREA PLAN.

Alma Martinez, Land Use Technician, presented the project.

John Moore, representative, agreed to the conditions.

After discussion the Zoning Administrator approved the Design Approval.

E. SCHEDULED ITEMS

2. DREISBACH RONALD/MARIANNE (PLN060645)

COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE INSTALLATION OF A WIRELESS COMMUNICATION FACILITY CONSISTING OF SIX STRUCTURE MOUNTED VERIZON WIRELESS ANTENNAS AND A 240 SQUARE-FOOT EQUIPMENT SHELTER AND A COASTAL DEVELOPMENT PERMIT TO ALLOW AN INCREASE IN HEIGHT FROM 35 FEET TO 46 FEET. THE PROPERTY IS LOCATED AT 1276 HIGHWAY 1, MOSS LANDING (ASSESSOR'S PARCEL NUMBER 117-052-014-000), NORTH COUNTY AREA, COASTAL ZONE. - - - -

Shandell Frank, Project Planner, presented the project and noted a correction made to Condition #10, Landscaping.

Clarence Chavis, representative for Verizon Wireless, agreed to the conditions along with the change made.

The Zoning Administrator asked whether these antennas on the building could be color coordinated to reduce visual impact given the proposed and approved Salinas Road overpass and the impact on views .

Mr. Chavis replied that Verizon could paint the Verizon antennas any color to conform although he could not address non-Verizon antennas.

The Zoning Administrator continued the project to March 29, 2007 to work with staff and the Verizon representative and the applicant to come up with a color scheme that works for all of the antennas.-----

3. ROCHA JOE/VICTORIA (PLN060489)

USE PERMIT TO ALLOW A THIRD RESIDENTIAL UNIT, A 2,693 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING WITH ATTACHED 823 SQUARE FOOT THREE-CAR GARAGE, SEPTIC DISPOSAL SYSTEM, GRADING (APPROX. 1,600 CU. YDS. CUT/400 CU. YDS. FILL), AND A TREE REMOVAL PERMIT TO ALLOW THE REMOVAL OF ONE 17 INCH COAST LIVE OAK. THE PROPERTY IS LOCATED AT 166 DUNBARTON ROAD, AROMAS (ASSESSOR'S PARCEL NUMBER 141-011-008-000), SOUTHWEST OF THE INTERSECTION OF HIGHWAY 101 AND SAN JUAN ROAD, NORTH COUNTY AREA.

Elisa Manuguerra, Project Planner, presented the project. Changes to staff report include: #13 incorporated into #9, special condition #1, #6, #10 (timing column), #15 (timing column), and #24 (timing column).

Derinda Messenger, representative, agreed to all conditions.

The Zoning Administrator approved the Use Permit with changes as discussed.

4. BALKANSKIALEXANDRE & SYBILLA (PLN060441)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 425 SQUARE FOOT GUESTHOUSE AND 79 LINEAR FEET OF 2 FOOT TALL STONE RETAINING WALLS; AND (2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE (SEE PREVIOUSLY APPROVED PLN040665). THE PROPERTY IS LOCATED AT 9525 PIAS RANCH ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-251-012-000), BIG SUR AREA, COASTAL ZONE.

Jennifer Savage, Project Planner, presented the project.

Tom Cowan, representative, asked about previously approved conditions, which have already been satisfied and whether it was appropriate to have the same conditions on the proposed permit.

Staff stated that the code states they need them although it was agreed that they could be addressed in the Findings and Evidence.

Al Mulholland left at 2:20 p.m.

The Zoning Administrator expressed concerns regarding the expiration of the related permit although it was ultimately determined that the related permit with amendment expired in October 2007.

The Zoning Administrator made changes to Finding #1, consistency, and Finding #3, CEQA.

After discussion, the Zoning Administrator approved the Combined Development Permit with the changes as discussed.

5. ORTIZ SEVERIANO/ELISA (PLN060395)

A COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) A USE PERMIT TO ALLOW RESIDENTIAL USES IN A HEAVY COMMERCIAL ZONING DISTRICT AND 2) A USE PERMIT TO MODIFY THE PARKING STANDARDS FOR THE PROPOSED RESIDENTIAL USES. THIS COMBINED DEVELOPMENT PERMIT WOULD DELETE CONDITION #7 OF ADMINISTRATIVE PERMIT PLN990431 AND WOULD ALLOW SEVEN SINGLE RESIDENT OCCUPANCY UNITS FOR LOW INCOME PERSONS. THE PROJECT IS LOCATED AT 3, 5 & 7 SAN JUAN ROAD, WATSONVILLE, (ASSESSOR'S PARCEL NUMBER 117-332-002-000), PAJARO AREA, NORTH COUNTY NON-COASTAL ZONE.

Laura Lawrence, Interim Manager of the Inland Team, requested a continuance of the project. She stated that the applicant has been informed and is in agreement with the continuance.

The Zoning Administrator continued the project to March 29, 2007.

6. RUSEK EDYTAJANUSZ (PLN060199)

COMBINED DEVELOPMENT PERMIT CONSISTING OF THE FOLLOWING: 1) USE PERMIT FOR GRADING ON SLOPES IN EXCESS OF 30 PERCENT; 2) ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 4,451 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED 920 SQ. FT. GARAGE AND CONSTRUCTION OF A DETACHED 897 OFFICE/SHOP IN A SITE PLAN REVIEW "S" DISTRICT; 3) ADMINISTRATIVE PERMIT FOR A 998 SQUARE FOOT DETACHED CARETAKERS UNIT; AND 4) RELOCATION (TREE REMOVAL) OF TWO (2) OAKS OF APPROXIMATELY 12 INCHES AND 16 INCHES IN DIAMETER AND DESIGN APPROVAL. GRADING OF 1,100 CUBIC YARDS OF CUT AND 1,200 CUBIC YARDS OF FILL. THE PROJECT IS LOCATED AT 31450 VIA LAS ROSAS, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 197-171-001-000), WEST OF THE INTERSECTION OF VIA LA GITANA AND VIA LAS ROSAS, CARMEL VALLEY MASTER PLAN AREA.

Laura Lawrence, Interim Manager of the Inland Team, presented the project.

Terry Latasa, representative, gave an overview of the project.

Public Comment: Robert and Elizabeth Shafer

After discussion, the Zoning Administrator continued the project to March 29, 2007 to allow time for a field trip set for March 19th at

BREAK - 2:55 p.m.

RECONVENED - 3:10 p.m.

7. RUIZ JUAN ALBERTO & BEATRICE (PLN050226)

CONTINUED FROM 1/25/07. COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) A GENERAL DEVELOPMENT PLAN, 2) AN ADMINISTRATIVE PERMIT TO ALLOW AUTO REPAIR FACILITIES AND 3) A USE PERMIT FOR TRUCK TOW & STORAGE OPERATION IN AN EXISTING 10,000 SQ. FT. COMMERCIAL WAREHOUSE WITH 22 PARKING SPACES ON 0.6 ACRE PARCEL. THE PROPERTY IS LOCATED AT 17048 EL RANCHO WAY, SALINAS (ASSESSOR'S PARCEL NUMBER 261-131-039-000), GREATER SALINAS AREA AND BORONDA NEIGHBORHOOD IMPROVEMENT PLAN.

Paula Bradley, Project Planner, presented the project. She deleted Condition #11, drainage fee.

-- Art Quintero, representative, -agreed -to-the-conditions. - -

The Zoning Administrator approved the Combined Development Permit with changes.

9. FERNWOOD RESORT LLC (PLN060356) TAKEN OUT OF ORDER

A COASTAL DEVELOPMENT PERMIT TO ALLOW TRENCHING AND MINOR GRADING TO UPGRADE EXISTING SEPTIC, WATER AND ELECTRICAL FACILITIES LOCATED WITHIN 100 FEET OF RIPARIAN ENVIRONMENTALLY SENSITIVE HABITAT (BIG SUR RIVER). THE PROJECT ALSO INCLUDES THE REMODELING OF EXISTING TOILET/SHOWER FACILITIES, REPLACING SIX RV/CABIN SITES WITH SEPTIC, ELECTRICAL AND WATER HOOKUPS AND 14 RV SITES WITH WATER AND ELECTRICAL HOOKUPS (NO SEPTIC) IN ORDER TO CLEAR CODE VIOLATION CE050221. THE PROJECT IS LOCATED AT 47200 & 47205 HIGHWAY ONE, BIG SUR (ASSESSOR'S PARCEL NUMBERS 419-211-021-000 & 419-211-022-000), COASTAL ZONE

Liz Gonzales, Project Planner, presented the project and read the changes to findings, evidence and conditions into the record.

Dave Watson, representative, agreed to the conditions.

The Zoning Administrator approved the Coastal Development Project including changes.

10. MORRISON CHARLES/NANCY (PLN040549)

VARIANCE TO INCREASE THE ALLOWABLE 5% BUILDING SITE COVERAGE IN THE "FARMLAND" ZONING DISTRICT (FARMLANDS, 40 ACRE MINIMUM) FOR A .30 ACRE, NON-CONFORMING LEGAL LOT OF RECORD FROM THE EXISTING 17.70% TO 23.5% TO ACCOMMODATE A 760 SQUARE FOOT GARAGE; AND TO ALLOW A REDUCTION IN FRONT YARD SETBACK REQUIREMENT FROM 30 FEET TO 12 FEET. THE PROPERTY IS LOCATED AT 36252 MISSION ROAD, SOLEDAD (ASSESSOR'S PARCEL NUMBER 165-032-022-000), FRONTING ON MISSION AND EASTERLY OF THE CORNER OF FOOTHILL AND FORT ROMIE ROAD, CENTRAL SALINAS VALLEY AREA.

The Zoning Administrator continued this item to March 29, 2007 at staff's request.

8. SNOW BRENDA (PLN060307) TAKEN OUT OF SEQUENCE

USE PERMIT TO ALLOW DEVELOPMENT ON SLOPES GREATER THAN 30% FOR A PRIVATE ROAD; A DESIGN APPROVAL FOR A ONE-STORY, SINGLE FAMILY RESIDENCE INCLUDING 6,670 SQUARE FOOT RESIDENCE, 2,070 SQUARE FOOT ATTACHED GARAGE/OFFICE/STORAGE, 950 SQUARE FEET COVERED PORCHES AND 720 SQUARE FOOT PORTICO; AND TREE REMOVAL PERMIT TO ALLOW THE REMOVAL OF TWO (14" AND 8") PROTECTED TREES, ON A 12.81 ACRE LOT. GRADING WILL BE APPROXIMATELY 6,431 CUBIC YARDS OF CUT AND FILL FOR THE DRIVEWAY AND 2,000 CUBIC YARDS CUT AND 16,800 CUBIC YARDS FILL FOR THE RESIDENCE. THE PROPERTY IS LOCATED AT 118 SAN BENANCIO ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 416-221-048-000), TORO AREA.

----- Paul-Bradley,-Project-Planner-,-presented-the-project.

The Zoning Administrator expressed concern regarding the erosion control and a monitoring plan as well as a number of other issues.

Representatives Richard Weber, Paul Hardt, Richard Dante, and Eric Barstack answered questions regarding the project.

After discussion, Paul Hardt, representative, agreed to the conditions as well as working to add and revise conditions to address issues brought up during discussion..

Public Comment: Richard Naslund spoke regarding a number of concerns

After discussion, the Zoning Administrator adopted a resolution of intent to approve the project subject to adding and revising conditions related to a number of issues discussed at the hearing, and continued the project to April 12, 2007 to allow time for staff to prepare revised findings, evidence and conditions.

F. OTHER MATTERS: None

G. ADJOURNMENT 5:30 p.m.

ATTEST:



JEFF MAIN ZONING ADMINISTRATOR

JM:kb/ca