

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
MARCH 29, 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 Hori
	Water Resources	Al Mulholland
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: March 8, 2007

Hearing no objections or corrections to the March 8, 2007 minutes, Al Mulholland moved that the minutes be approved by consensus of those present. Seconded by VanHorn, and approved by consensus.

D. SCHEDULED ITEMS

1. GARCIA ELIBERTO S & ROSA I (PLN050493)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A TWO-STORY 4,225 SQUARE FOOT SINGLE FAMILY DWELLING WITH A DETACHED 843 SQUARE FOOT TWO-CAR GARAGE, A 170 SQUARE FOOT DECK ON THE SECOND FLOOR, A 704 SQUARE FOOT PORCH ON THE FIRST FLOOR, APPROX. 800 LINEAR FEET OF DRIVEWAY (PARTIALLY ON ASSESSOR'S PARCEL NUMBER 131-042-019-000), SEPTIC DISPOSAL SYSTEM, AND GRADING (APPROX. 2,645 CU YDS CUT/2,048 CU YDS FILL); (2) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF AN 843 SQUARE FOOT CARETAKER'S UNIT WITH 337 SQUARE FEET OF PORCHES AND SEPTIC DISPOSAL SYSTEM; (3) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 2,000 SQUARE FOOT TWO-STORY HORSE BARN TO INCLUDE EIGHT HORSE STALLS; AND (4) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW ANIMAL HUSBANDRY, SMALL LIVESTOCK FARMING AND THE CONSTRUCTION OF A 3,200 SQUARE FOOT RANCH STORAGE BUILDING AND 1,015 SQUARE FEET OF DRIVEWAYS/WALKS/PATIOS. THE PROPERTIES ARE LOCATED AT 14905 DEL MONTE FARMS ROAD AND 14944 CASTROVILLE BOULEVARD, CASTROVILLE (ASSESSOR'S PARCEL NUMBERS 131-042-005-000 AND 131-042-019-000), NORTH COUNTY AREA, COASTAL ZONE.

Elisa Manuguerra, Project Planner, presented the project.

Eliberto Garcia was present. Richard Murray, landscape architect agreed with the conditions and spoke to landscaping.

Roger VanHorn, Environmental Health, added a management plan condition.

Public Comment: Jennifer Cowan, neighbor and representative of neighbors, spoke against the project as did Nancy Stokes.

After discussion, a site visit was planned for Tuesday, April 3rd at 1:30 p.m. at Del Monte Farms Road and the project was continued to April 12, 2007.

2. WHITE FRANKLIN D JR & LUCINDA (PLN060123)

USE PERMIT TO RECTIFY CODE ENFORCEMENT CASE CE040209 TO ALLOW DEVELOPMENT ON SLOPES IN EXCESS OF 30% FOR THE RECONSTRUCTION OF A 4,401 SQUARE FOOT, TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED 568 SQUARE FOOT TWO-CAR GARAGE AND 90 SQUARE FEET OF BALCONIES; AN APPROXIMATELY 775 LINEAR FOOT DRIVEWAY/FIRE ACCESS ROAD; A SEPTIC DISPOSAL SYSTEM; AND GRADING APPROXIMATELY 4,360 CUBIC YARDS CUT/4,200 CUBIC YARDS FILL). THE PROPERTY IS LOCATED AT 154 SAN BENANCIO ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 416-212-015-000), TORO AREA.

Elisa Manuguerra asked for a continuance to a date uncertain because of code enforcement issue.

The Zoning Administrator continued the project to a date uncertain.

3. GONZALES TIMOTHY A & MATHER (PLN060727)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 5,569 SQUARE FOOT SPLIT-LEVEL SINGLE FAMILY DWELLING WITH AN ATTACHED 904 SQUARE FOOT THREE-CAR GARAGE, 143 SQUARE FEET OF COVERED PORCHES, 2,405 SQUARE FEET OF PATIOS AND WALKS, A 237 SQUARE FOOT POOL, 3,109 LINEAR FEET OF DRIVEWAY, 384 LINEAR FEET OF RETAINING WALLS, THE REMOVAL OF 3 COAST LIVE OAK TREES, INSTALLATION OF ONE SEPTIC DISPOSAL SYSTEM, AND GRADING (APPROX. 1,401 CUBIC YARDS CUT/785 CUBIC YARDS FILL); (2) AN ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 1,110 SQUARE FOOT ONE-STORY CARETAKER'S UNIT WITH AN ATTACHED 384 SQUARE FOOT ONE-CAR GARAGE. THE PROPERTY IS LOCATED AT 6 AND 6A VUELO DE LAS PALOMAS, CARMEL (ASSESSORS PARCEL NUMBER 239-041-015-000), SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.

Elisa Manuguerra, Project Planner, discussed the project.

Craig Holgren, applicant's representative, has submitted a letter agreeing to the conditions.

The Zoning Administrator made changes to Finding #1, Caretaker Unit, and conditions for same. He approved the project with modifications.

4. ORTIZ SEVERIANO & ELISA (PLN060395)

CONTINUED FROM 3/8/07. AMENDMENT TO A PREVIOUSLY APPROVED PERMIT (PLN990431) TO DELETE CONDITION #7 TO ALLOW 7 ONE-ROOM APARTMENTS (RESIDENTIAL USE) ABOVE AN EXISTING COMMERCIAL USE. (EFFECTIVELY, THIS IS A USE PERMIT REQUEST TO REDUCE THE AMOUNT OF REQUIRED PARKING ASSOCIATED WITH THE RESIDENTIAL USE ON A CONSTRAINED SITE). 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.

The Zoning Administrator reviewed the project. The applicant asked for a continuance to April 26, 2007 to change the project description.

5. MORRISON CHARLES G & NANCY V (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.

This project was continued to April 12, 2007 due to improper noticing.

BREAK – 2:30 p.m.

RECONVENE – 2:40 p.m.

6. DREISBACH RONALD T & MARIANNE (PLN060645)

CONTINUED FROM 03/08/07. 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.

Clarence Chavis, representative for Verizon, noted change in Condition #10 from the last hearing.

The project was approved with modifications and changes.

7. RUSEK EDYTA & JANUSZ (PLN060199)

CONTINUED FROM 3/8/07. 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, RETAINING WALLS NOT TO EXCEED EIGHT (8) FEET IN HEIGHT 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.

The Zoning Administrator discussed the project and relayed that he was satisfied with what he saw on the site visit. The height will be limited on the retaining walls. Would like a review of the tree trimming before the building permit is issued.

Terry Latasa, architect, accepted the changes and additions.

The project was approved with modifications.

F. OTHER MATTERS: None

G. ADJOURNMENT 3:00 p.m.

ATTEST:



JEFF MAIN, ZONING ADMINISTRATOR

JM:kb/ca