

**FINAL  
MONTEREY COUNTY ZONING ADMINISTRATOR  
APRIL 26, 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	Janna Faulk
	Public Works	Bryce Hori
	Water Resources	Al Mulholland
	Recording Secretary	Carol Allen

**B. PUBLIC COMMENT: None**

**C. APPROVAL OF MINUTES: None**

**D. DESIGN APPROVALS (CONSENT)**

**1. PARKER MICHAEL J ET AL (DA070001)**

CONTINUED FROM 4/12/07. DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A NEW 4,152 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING, 1,517 SQUARE FOOT ATTACHED GARAGE AND 572 SQUARE FOOT STORAGE. MATERIALS AND COLOR CONSIST OF STUCCO (MALIBU BEIGE), TRIM (CHADWIC) AND ROOFING (EAGLE TILE). THE PROPERTY IS LOCATED AT 23512 BELMONT CIRCLE, SALINAS (ASSESSOR'S PARCEL NUMBER: 139-431-004-000). SOUTH-EAST OF THE INTERSECTION OF BELMONT CIRCLE AND PINE CANYON ROAD, SALINAS.

Lucy Bernal, Land Use Technician, presented the project. It was relayed that no geological report is required for the project.

Laurie Parker, owner, and Jerry Horton, agent, agreed to the conditions.

After discussion the Zoning Administrator approved the Design Approval.

**E. SCHEDULED ITEMS**

**2. MORIMOTO SCOTT H (PLN050473)**

USE PERMIT FOR AUTO SALES INCLUDING THE INSTALLATION OF A 160 SQUARE FOOT PORTABLE OFFICE TRAILER, AND A 4,500 SQUARE FOOT OUTDOOR AUTO SALES DISPLAY AREA, ON A 6,000 SQ. FT. LOT. THE PROPERTY IS LOCATED AT 66 PORTER DRIVE, WATSONVILLE (ASSESSOR'S PARCEL NUMBER 117-332-013-000), NORTH COUNTY NON-COASTAL AREA.

Paula Bradley, Project Planner, requested a continuance due to a pending code violation which should be cleared by May 10, 2007.

After discussion, the Zoning Administrator continued the Use Permit to May 10, 2007.

**3. NELSON ERIC C (PLN060348)**

COMBINED DEVELOPMENT PERMIT CONSISTING OF: A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A NEW 2,112 SQ. FT. SINGLE FAMILY DWELLING, 576 SQ. FT. ATTACHED GARAGE AND SEPTIC SYSTEM (GRADING INCLUDES 45 CU. YDS. CUT/55 CU. YDS. FILL); A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT, AND A COASTAL DEVELOPMENT TO ALLOW THE REMOVAL OF 8 COAST LIVE OAK TREES. THE PROPERTY IS LOCATED AT 16919 FOREST LANE, WATSONVILLE (ASSESSOR'S PARCEL NUMBER 127-231-041-000), PRUNEDALE AREA, COASTAL ZONE.

Shandell Brunk, Project Planner, presented the project.

Erin Nelseson, owner, accepted the conditions.

After discussion, the Mitigated Negative Declaration was adopted and the Combined Development Permit was approved.

**4. BARROS JOE N & MARIE A (PLN060355)**

USE PERMIT TO ALLOW A SERVICE CENTER CONSISTING OF AN 80 SQUARE FOOT STORAGE STRUCTURE, A 112 SQUARE FOOT STORAGE STRUCTURE, A 160 SQUARE FOOT STORAGE STRUCTURE, AND A 2,400 SQUARE FOOT STORAGE STRUCTURE WITH SECURITY ROOM AND BATHROOM. THE PROPERTY IS LOCATED AT 2960 SAN JUAN ROAD, AROMAS (ASSESSOR'S PARCEL NUMBER 141-012-005-000), NORTH COUNTY AREA.

This item was trailed to after #5.

**5. BOEKENOOGEN MARY ET AL (PLN060423)**

USE PERMIT TO ALLOW FOR THE CONSTRUCTION AND OPERATION OF AN AGRICULTURAL PROCESSING PLANT (WINERY) WITH AN ANNUAL PRODUCTION OF 10,000 CASES; TWO (2) 4,000 SQUARE FOOT FERMENTATION BUILDINGS; THE CONVERSION OF AN EXISTING ONE-STORY, 2,002 SQUARE FOOT SINGLE FAMILY DWELLING TO TASTING ROOM; ASSEMBLAGES OF PEOPLE (EVENTS) CONSISTING OF FOUR EVENTS PER YEAR WITH A MAXIMUM OF 100 PERSONS PER EVENT; AND GRADING (8,051 CUBIC YARDS OF CUT AND FILL). THE PROPERTY IS LOCATED AT 33510 AND 33520 FAIRVIEW ROAD, GONZALES (ASSESSOR'S PARCEL NUMBERS 417-141-034-000 AND 417-141-036-000), CENTRAL SALINAS VALLEY AREA.

Elisa Manuguerra, Project Planner, presented the project.

Public Works amended the condition related to maximum occupancy, to read "100 person maximum."

The Zoning Administrator had concerns regarding traffic.

Angus Jeffers, representative, agreed with the conditions and spoke to traffic.

After discussion, the Zoning Administrator adopted the Negative Declaration and approved the Use Permit as amended.

**4. BARROS JOE N & MARIE A (PLN060355)**

USE PERMIT TO ALLOW A SERVICE CENTER CONSISTING OF AN 80 SQUARE FOOT STORAGE STRUCTURE, A 112 SQUARE FOOT STORAGE STRUCTURE, A 160 SQUARE FOOT STORAGE STRUCTURE, AND A 2,400 SQUARE FOOT STORAGE STRUCTURE WITH SECURITY ROOM AND BATHROOM. THE PROPERTY IS LOCATED AT 2960 SAN JUAN ROAD, AROMAS (ASSESSOR'S PARCEL NUMBER 141-012-005-000), NORTH COUNTY AREA.

Jennifer Savage, Project Planner, presented the project and modified evidence D.

Joe Waters, representative, agreed to the conditions.

Staff was in favor of more screening and amended the landscaping condition to have additional screening from the public highway. The applicant was in agreement.

After discussion, the Zoning Administrator approved the Use Permit including the amended condition.

**6. DE MARIA JOSEPH & KRISTEN (PLN060449)**

COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) ADMINISTRATIVE PERMIT FOR THE CONVERSION OF AN EXISTING 1,184 SQUARE FOOT SINGLE FAMILY DWELLING INTO A CARETAKER'S UNIT; AND 2) USE PERMIT TO ALLOW THE MODIFICATION OF THE CARETAKER'S UNIT HEIGHT STANDARDS AS PER 21.64.030 E. THE PROPERTY IS LOCATED AT 19150 CACHAGUA ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 418-191-012-000), SOUTHEAST OF INTERSECTION AT ASOLEADO AND CACHAGUA ROADS, CACHAGUA AREA.

Anna Quenga, Project Planner, presented the project including an additional non-standard condition pertaining to "Permit Time Limit."

Mac Kenzie Patterson, agent, agreed to all conditions.

After discussion, the Zoning Administrator approved the Combined Development Permit including the new condition.

*BREAK - 2:30 p.m.*

*RECONVENE - 2:35 p.m.*

**7. ORTIZ SEVERIANO & ELISA (PLN060395)**

CONTINUED FROM 03/29/07. 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 RESIDENTIAL OCCUPANCY 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, Supervising Planner, presented the modified staff report. Modifications include: Finding #1 and Condition #7.

Water Resources Agency - Condition #13, "Lowest floor and attendant utilities shall be constructed at least 1 foot above the highest grade . . ." in the resolution approved at the Zoning Administrator's hearing on June 14, 2001 is no longer needed.

Severiano Ortiz, applicant, agreed to have only eight cars until the two year agreement is up. The café will be closed to the public.

Marti Noel, Housing and Redevelopment, addressed parking concerns and concerns of the community. They are working with the applicant on the deed restriction.

Environmental Health was assured that conditions would go forward.

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

**8. DE LEON RODRIGO ET AL (PLN070104)**

VARIANCE TO REBUILD A NON-CONFORMING SINGLE FAMILY DWELLING WITH AN ATTACHED GUESTHOUSE AND CARPORT TOTALING 2,651 SQUARE FEET THAT ENCROACHES INTO FRONT AND SIDE YARD SETBACKS. THE PROJECT IS LOCATED AT 17 ESQUILINE ROAD, SOUTHERLY OF DE EL RIO AND ESQUILINE ROAD INTERSECTION, CARMEL VALLEY MASTER PLAN AREA.

Elisa Manuguerra, Planner, presented the project for Project Planner David Lutes.

Derinda Messenger, representative, gave an overview of the project, answered questions, and agreed to the conditions.

Public Comment: Phyllis Crockett, Marge Ingram-Vialles, Joel Panzer

After discussion, the Zoning Administrator approved the Variance.

**F. OTHER MATTERS:** None

**G. ADJOURNMENT**

ATTEST: 3:45 p.m.

  
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JEFF MAIN, ZONING ADMINISTRATOR

JM:kb/ca