

FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
MAY 10, 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	Jacqueline Onciano
	Environmental Health	Janna Faulk
	Public Works	Bryce Hori
	Water Resources	Al Mulholland
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: February 22 and April 12, 2007

The minutes for February 22 and April 12, 2007 were continued to the next hearing.

D. DESIGN APPROVALS (CONSENT)

1. MENDOZA JESUS & LAURA (DA070038)

DESIGN APPROVAL TO ALLOW FOR THE CONSTRUCTION OF A NEW 2,947 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING WITH A 739 SQUARE FOOT ATTACHED THREE CAR GARAGE, A 72 SQUARE FOOT COVERED ENTRY, AN 80 SQUARE FOOT COVERED PORCH, AND A 332 SQUARE FOOT DECK. COLORS AND MATERIALS: EXTERIOR SIDING (WESTERN BLENDED PRODUCTS/458 HACIENDA BASE B), TRIM (KELLY MOORE/412 CARGO), ROOFING (CONCRETE TILE EAGLE ROOFING PRODUCTS/#SCC8807 MONTEREY). THE PROPERTY IS LOCATED AT 8850 OLSON PLACE, SALINAS (ASSESSOR'S PARCEL NUMBER 133-023-008-000); NORTH COUNTY; NON-COASTAL.

Cynthia Bettencourt, Land Use Technician, presented the project.

Leilani Vevang, representative, 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, presented the project. There was a code enforcement violation on the property but it has been abated. Changes to the staff report include: Add to Finding #1, evidence (g) General Development Plan Waiver; Finding #4 (b) Use Permit; Revise Condition #3 add heading and responsible agency only; and delete "or commencement of use" from Water Resources Agency conditions 12 and 13.

Scott Morimoto, representative, agreed to the conditions but asked about the fees and questioned why there was an expiration date, what was the purpose and stated that it would be a major expense to continue to pay fees to extend the permit and requested staff to research and clearly state the nexus for the expiration date.

After discussion, the Zoning Administrator continued the Use Permit to May 31, 2007.

3. THE VILLAGE RANCH (PLN060745)

COMBINED DEVELOPMENT PERMIT CONSISTING OF (1) AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 3,449 SQUARE FOOT SPLIT-LEVEL SINGLE FAMILY DWELLING WITH AN ATTACHED ONE-STORY 638 SQUARE FOOT TWO-CAR GARAGE, A 707 SQUARE FOOT WORKSHOP AND OFFICE WITH 336 SQUARE FOOT MECHANICAL/STORAGE AREA AND A 336 SQUARE FOOT MECHANICAL AREA BELOW OFFICE, 2,070 SQUARE FEET OF COVERED WALKWAYS AND PATIOS, A 2,047 SQUARE FOOT MOTOR COURT, APPROXIMATELY 720 LINEAR FEET OF DRIVEWAY, INSTALLATION OF A SEPTIC DISPOSAL SYSTEM, AND GRADING (APPROXIMATELY 445 CUBIC YARDS CUT/66 CUBIC YARDS FILL); AND (2) A USE PERMIT FOR DEVELOPMENT ON SLOPES IN EXCESS OF 30%. THE PROPERTY IS LOCATED AT 16205 KLONDIKE CANYON ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 197-231-006-000), NORTHEAST OF THE INTERSECTION OF CARMEL VALLEY AND KLONDIKE CANYON ROADS, CARMEL VALLEY MASTER PLAN AREA.

Elisa Manuguerra, Project Planner, presented the project.

Bryan Jaeger, applicant, agreed to the conditions.

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

4. LAVERTY GUY & IRENE (PLN060484)

COMBINED DEVELOPMENT PERMIT INCLUDING AFTER-THE-FACT PERMITS TO ALLOW A 138 SQUARE FOOT COURTYARD/DEN CONVERSION AND A 45 SQUARE FOOT MASTER BEDROOM ADDITION CONSTRUCTED WITHOUT PERMITS. ENTITLEMENTS CONSIST OF: A VARIANCE TO INCREASE THE MAXIMUM LOT COVERAGE FROM 35% TO 42 % FOR THE UNPERMITTED ADDITIONS; A VARIANCE TO INCREASE FLOOR AREA RATIO (FAR) FROM 45% TO 48% FOR THE UNPERMITTED ADDITIONS AND THE CONSTRUCTION OF A 35 SQUARE FOOT STAIRWAY TO ALLOW INTERNAL ACCESS TO THE EXISTING ATTIC; A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON A PROPERTY WITH A POSITIVE ARCHAEOLOGICAL REPORT, AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 26291 OCEAN VIEW AVENUE, CARMEL (ASSESSOR'S PARCEL NUMBER 009-431-030-000), COASTAL ZONE.

Shandell Brunk, Project Planner, requested a continuance to June 28, 2007.

The Zoning Administrator continued the Combined Development Permit to June 28, 2007.

5. WENTE BROS. (PLN050735)

USE PERMIT TO EXPAND AN EXISTING 1974 ERA JUICE FACILITY WITH THE CONSTRUCTION OF TWO WASTEWATER TREATMENT PONDS TOTALING 2.74 MILLION GALLONS IN CAPACITY TO SUPPORT CONVERSION OF THE JUICE FACILITY TO A WINERY, AND GRADING OF 15,000 CUBIC YARDS (7,500 CUBIC YARDS CUT AND 7,500 CUBIC YARDS FILL). THE PROPERTY IS LOCATED AT 37995 WEST ELM AVENUE, GREENFIELD (ASSESSOR'S PARCEL NUMBERS 109-481-004-000 AND 109-481-007-000), CENTRAL SALINAS VALLEY AREA.

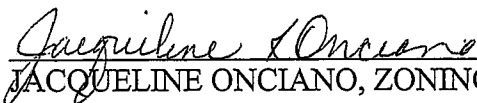
Jody Lyons, Project Planner, asked for a continuance to June 14 to allow time to circulate the Initial Study.

The Zoning Administrator continued the Use Permit to June 14, 2007.

F. OTHER MATTERS: Al Mulholland thanked the staff as this was his last day before retirement.

G. ADJOURNMENT 2:20 p.m.

ATTEST:



JACQUELINE ONCIANO, ZONING ADMINISTRATOR

JO:kb/ca