

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
JUNE 14, 2007
MINUTES**

The Monterey County Zoning Administrator hearing met at 1:35 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	Mary Ann Dennis
	Public Works	Bryce Hori
	Water Resources	Tom Moss
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: May 10, 2007

The minutes of May 10, 2007 were continued.

D. DESIGN APPROVALS (CONSENT)

1. DEOUDES CHRISTOPHER J & ANTONI (DA060498)

CONTINUED FROM 5/31/07. DESIGN APPROVAL TO ALLOW FOR THE CONSTRUCTION OF A NEW 3,899 SQUARE FOOT TWO STORY SINGLE FAMILY DWELLING WITH A 1,260 SQUARE FOOT ATTACHED GARAGE, 624 SQUARE FEET OF COVERED PORCHES, AND A 7,200 SQUARE FOOT FENCED IN HORSE CORRAL. MATERIAL AND COLORS: EXTERIOR WALLS (BEHR PREMIUM EXTERIOR PAINT/CANYON VIEW ECC-20-1), ACCENT (BEHR/HICKORY GROVE ECC-20-3), TRIM (BEHR/RANCH ACRES ECC-20-2), ROOF (FACTORY FINISHED STANDING SEAM METAL /CHOCOLATE BROWN AND COMPOSITE SHINGLE/CERTAINTEED PRESIDENTIAL/AUTUMN BLEND), CULTURED STONE VENEER, EXTERIOR WOOD (CABOT STAIN/PEPPERWOOD). THE PROPERTY IS LOCATED 137 PINE CANYON ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 416-449-017-000), TORO AREA.

Cynthia Bettencourt, Land Use Technician, presented the project.

The Zoning Administrator added an indemnification agreement condition.

Mike Badger, Tunstall Engineering, agreed to all the conditions.

The Design Approval was approved by the Zoning Administrator.

E. SCHEDULED ITEMS

2. 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.

Bob Schubert, Planning Manager, requested a continuance to allow additional time for a complete review and reporting of the project for environmental issues.

Eris Krimetz, representative, agreed to the continuance.

The Use Permit was continued to June 28, 2007.

3. AVE MARIA CONVALESCENT HOSPITAL (PLN060332)

USE PERMIT TO ALLOW THE CHANGE IN OCCUPANCY OF APPROXIMATELY 6,341 SQUARE FEET THAT IS CURRENTLY USED AS A CONVENT (18 NUN'S CELLS) INTO AN ASSISTED LIVING FACILITY (11 UNITS) ON A 7.38 ACRE PARCEL (AVE MARIA CONVENT) AND DESIGN APPROVAL. EXTERIOR MODIFICATIONS ARE LIMITED TO RENNOVATION AND RELOCATION OF WINDOW SYSTEMS TO REFLECT USE. THE PROJECT IS LOCATED AT 1249 JOSSELYN CANYON ROAD, MONTEREY (ASSESSOR'S PARCEL NUMBER 101-201-002-000), GREATER MONTEREY PENINSULA AREA.

Jody Lyons, Project Planner, requested a continuance to allow additional time for a complete review and reporting of the project for environmental issues.

The Use Permit was continued to July 12, 2007.

4. MEANS DORIS & RICHARD GLEN (PLN060591)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) A USE PERMIT (NO FEE) AND DESIGN APPROVAL, TO CLEAR VIOLATION CE060227, CONSISTING OF: A) THE REPLACEMENT OF THREE WINDOWS OF THE REAR UNIT'S LIVING ROOM WITH BRONZED ALUMINUM, B) THE REPAIR OF FRAMING AND THE REPLACEMENT OF THE EXTERIOR DOOR, ALUMINUM WINDOW, AND SIDING OF THE STORAGE ROOM, AND C) FOUNDATION REPAIR AS REQUIRED; AND (2) A USE PERMIT TO LEGALIZE THE NON-CONFORMING DUPLEX USE. THE PROPERTY IS LOCATED AT 60 SPRECKELS AVENUE, SPRECKELS (ASSESSOR'S PARCEL NUMBER 177-063-007-000), GREATER SALINAS AREA.

Jennifer Savage, Project Planner, presented the project.

Gavin Tack, representative, agreed to the conditions.

The Zoning Administrator approved the Combined Development Permit.

5. COOPERMAN DANIEL & LINDA TRS (PLN060601)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO DEMOLISH A 1,691 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING AND 350 SQUARE FOOT DETACHED ONE-CAR GARAGE AND ALLOW THE CONSTRUCTION OF A 3,254 SQUARE FOOT SINGLE FAMILY DWELLING WITH AN ATTACHED ONE-CAR GARAGE; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN

100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT; AND 3) A COASTAL ADMINISTRATIVE PERMIT TO PROVIDE ONE PARKING SPACE IN THE FRONT SETBACK. THE PROPERTY IS LOCATED AT 26359 CARMELO STREET, CARMEL (ASSESSOR'S PARCEL NUMBER 009-501-004-000), CARMEL AREA, COASTAL ZONE.

Jennifer Savage, Project Planner, presented the project. It was noted that the house appeared to be 50 plus years old and may potentially require a historic review.

David Martin, representative, agreed to the conditions.

After discussion, the Combined Development Permit was continued to June 28, 2007.

6. COLEMAN LEWIS (PLN060665)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) AN ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 12,620 SQUARE FOOT SINGLE FAMILY DWELLING (INCLUDING AN ATTACHED THREE-CAR GARAGE AND TWO DETACHED BEDROOMS OF 940 SQUARE FEET TOTAL) IN A SITE PLAN REVIEW ("S") ZONING DISTRICT; (2) AN ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 1,200 SQUARE FOOT CARETAKER UNIT; (3) A DESIGN APPROVAL FOR A 12,620 SQUARE FOOT SINGLE FAMILY DWELLING (INCLUDING AN ATTACHED THREE-CAR GARAGE AND TWO DETACHED BEDROOMS OF 940 SQUARE FEET TOTAL), A 1,200 SQUARE FOOT CARETAKER UNIT, AND EQUESTRIAN FACILITY (BARN, TACK ROOM AND HORSE STALLS - TOTALING 1,875 SQUARE FEET); AND (4) GRADING (APPROXIMATELY 4,700 CUBIC YARDS OF CUT & 7,600 CUBIC YARDS OF FILL). THE PROPERTY IS LOCATED AT 17 BLACK MOUNTAIN TRAIL, CARMEL (ASSESSOR'S PARCEL NUMBER 239-121-007-000), GREATER MONTEREY PENINSULA AREA, SANTA LUCIA PRESERVE.

Jennifer Savage, Project Planner, presented the project. Condition No. 11 regarding tree removal was changed to require design adjustments to avoid tree removal and the condition related to satellite bedrooms was changed to require relocation with a structural attachment to the primary house structure.

Environmental Health questioned conditions related to the equestrian portion of the subdivision and the water use designated for the project.

Joel Panzer, representative, agreed with all conditions. Discussion followed related to various items and changes.

After discussion, the Combined Development Permit was approved as revised.

BREAK – 3:30 p.m. RECONVENE – 3:40 p.m.

7. CALIFORNIA-AMERICAN WATER COMP. (PLN060693)

USE PERMIT TO ALLOW THE INSTALLATION OF THE THIRD 5,000,000 GALLON CAPACITY DISTRIBUTION WATER STORAGE TANK (CURRENTLY, TWO, 5,000,000 GALLON CAPACITY TANKS EXIST). THE PROPERTY IS LOCATED AT 2949 BIRD ROCK ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-491-015-000), SPECIFICALLY THE SOUTHWEST CORNER OF BIRD ROCK ROAD AND COLTON ROAD, DEL MONTE FOREST, GREATER MONTEREY PENINSULA AREA.

Jennifer Savage, Project Planner, presented the project.

Sarah Hardgrove, representative, gave some background of the project.

After discussion, the Use Permit was approved with changes.

8. STANDARD PACIFIC CORP. (PLN070153)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW A 1,440 SQUARE FOOT SALES OFFICE TRAILER; (2) A USE PERMIT AND DESIGN APPROVAL FOR A 12 SQUARE FOOT PARKING DIRECTIONAL SIGN, A 12 SQUARE FOOT SALES CENTER LOCATION SIGN, AND A 32 SQUARE FOOT SALES CENTER DIRECTIONAL SIGN; AND (3) A USE PERMIT FOR DEVELOPMENT WITHIN A HISTORIC RESOURCES, OR "HR", ZONING DISTRICT. THE PROPERTY IS LOCATED AT 116 SPRECKELS BOULEVARD, SPRECKELS (ASSESSOR'S PARCEL NUMBERS 177-064-015-000, 177-064-016-000, & 177-064-010-000), GREATER SALINAS AREA.

Jennifer Savage, Project Planner, presented the project. Evidence 1 of the staff report was modified.

Scott Hoffman, Standard Pacific Homes representative, agreed with all conditions except numbers 7 and 8.

Public Comment: Tom Carlton, architect; Kellie Morgantini and John Skorcus Historic Resources Review Board

The HRRB would like to review the design of the trailer and will try to have a special meeting to discuss it.

The Zoning Administrator wants to keep twelve months for the trailer and have the designer discuss the design with the HRRB.

Scott Hoffman asked for a temporary Use Permit to work out of the trailer, which will be the color of the houses.

A temporary Use Permit with changes was approved by the Zoning Administrator subject to a future hearing on June 28th, 2007 to finalize design of the trailer to reflect input where possible from the HRRB..

9. GOODWIN MARC (PLN060667)

Anna Quenga, Project Planner, presented this item. Staff recommended approval of the Use Permit and Design Approval but recommended denial of the Variance.

Marc Goodwin, applicant, voiced concern regarding denial of the Variance.


Condition No. 11, applicant shall delete the loggia . . . , was deleted and a condition was added to clear and maintain the vegetation for screening. The applicant agreed.

The Zoning Administrator approved the Variance, Use Permit and Design Approval subject to revised findings, evidence and changes to conditions.

F. OTHER MATTERS: None

G. ADJOURNMENT 5:15 p.m.

ATTEST:



JEFF MAIN, ZONING ADMINISTRATOR

JM:kb/ca