

FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
AUGUST 9, 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	Tom Moss
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: June 28, 2007 (continued to August 30, 2007)

D. SCHEDULED ITEMS

1. 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 this item.

This item returned to the Zoning Administrator to satisfy Condition #8 of Resolution No. PLN070153.

Applicant Scott Hoffman, Standard Pacific Homes, presented pictures of the sales trailer with improvements including a deck and trellis that have been added.

The Historic Resources Review Board has reviewed this project.

The Zoning Administrator stated that as soon as possible after the year is up, the trailer must be removed.

Current design of the trailer is in compliance with condition #8 of the permit.

2. PORTER ESTATE COMPANY (PLN070173)

USE PERMIT TO ALLOW THE DRILLING OF AN EXPLORATORY OIL/GAS WELL AT AN EXISTING 150 FEET BY 300 FEET DRILLING PAD SITE (RELATED TO PREVIOUS EXPLORATORY WELL DRILLING PERMIT PLN040283). THE PROJECT SITE IS ACCESSED FROM AN EXISTING DRIVEWAY OFF JOLON ROAD, APPROXIMATELY 1.5 MILES WEST OF STATE HIGHWAY 101 AND

300 FEET NORTH OF JOLON ROAD (ASSESSOR'S PARCEL NUMBER 424-081-082-000), AT SECTION 2 OF TOWNSHIP 24 SOUTH, RANGE 10 EAST, SOUTH COUNTY AREA.

Bob Schubert, Project Planner, presented the project. Condition #6 was corrected to read – timing not less than 14 days prior to construction.

Pat Meran, Venoco, agreed and accepted the amended conditions.

After discussion, the Zoning Administrator approved the Use Permit.

3. CARMEL ASSOCIATED SPORTSMAN, INC. (PLN060343)

CONTINUED FROM 7/26/07. USE PERMIT TO ALLOW THE CONTINUED OPERATION OF AN INDOOR SMALL BORE SHOOTING RANGE AND APPROVAL OF THIS PERMIT IN PERPETUITY. THE PROJECT WAS ORIGINALLY APPROVED UNDER ZA92029 (1992) AND PLN990325 (2000). THIS APPROVAL WILL BE THE FINAL PUBLIC HEARING ON THIS MATTER. THE PROPERTY IS LOCATED AT 29125 ROBINSON CANYON ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 239-141-003-000), CARMEL VALLEY MASTER PLAN AREA.

Elisa Manuguerra, Project Planner, presented this project.

Andy Schwartz, attorney for project, agreed to the conditions.

After discussion, the Zoning Administrator approved the Use Permit.

4. McDOWELL THOMAS JOHN, ET AL (PLN060729)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW AN 851 SQUARE FOOT ADDITION TO AN EXISTING 6,036 SQUARE FOOT SINGLE FAMILY RESIDENCE; AND 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 OF A POSITIVE ARCHAEOLOGICAL SITE; 3) VARIANCE TO EXCEED ALLOWABLE COVERAGE LIMITS IN THE PESCADERO WATERSHED BY INCREASING STRUCTURAL COVERAGE TO 6,913 SQUARE FEET AND REDUCING IMPERVIOUS SURFACE COVERAGE TO 2,541 SQUARE FEET (9,454 SQUARE FEET TOTAL). THE PROPERTY IS LOCATED AT 1463 CYPRESS DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-453-018-000), WEST OF 17 MILE DRIVE, DEL MONTE FOREST AREA, COASTAL ZONE.

Ramon Montano, Project Planner, presented the project.

Ken Wiese, representative, agreed to the conditions. Modifications to the building were discussed.

After discussion, the Combined Development Permit was approved.

F. OTHER MATTERS: None

G. ADJOURNMENT

ATTEST: 2:10 p.m.



JEFF MAIN, ZONING ADMINISTRATOR

JM:kb/ca