

FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
SEPTEMBER 13, 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: The **June 28, 2007** minutes were approved.

D. DESIGN APPROVALS (CONSENT)

1. CONRAN MADELEINE C TR (DA070097)

CONTINUED FROM 8/30/07. DESIGN APPROVAL FOR THE CONSTRUCTION OF A NEW 3,252 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH 589 SQUARE FOOT ATTACHED GARAGES, AN 81 SQUARE FOOT COVERED ENTRY PORCH, 123 SQUARE FOOT COVERED ENTRY, 379 SQUARE FOOT COVERED LOGGIAS, AN 1120 SQUARE FOOT COVERED GALLERY, 119 SQUARE FOOT COVERED PATIOS. MATERIALS AND COLORS OF EXTERIOR STUCCO STRUCTURAL PLYWOOD SHEATHING (TAN), TILE ROOFING. ADDITIONALLY, THE PROJECT PROPOSES THE REMOVAL OF TWENTY-THREE (23) MONTEREY PINE TREES (RANGES FROM 8 INCHES TO 25 INCHES) WHICH ARE NOT LISTED AS PROTECTED TREES IN THE GREATER MONTEREY PENINSULA AREA PER SECTION 21.64.260 (TITLE 21 ZONING ORDINANCE). THE PROPERTY IS LOCATED AT 2971 CORMORANT ROAD, PEBBLE BEACH (ASSESSORS PARCEL NUMBER 007-262-004-000), GREATER MONTEREY PENINSULA AREA.

Wanda Hickman, Building Services Manager, presented the project and stated that no comments have been received from Fish and Game. Ms. Hickman presented a revised tree replacement mitigation/condition to include offsite replanting and monitoring of trees.

Eric Miller, applicant, agreed with the revisions and modifications.

The Zoning Administrator adopted the Mitigated Negative Declaration and approved the Design Approval.

E. SCHEDULED ITEMS

2. BARDIS CHRISTO D & SARA (PLN060308)

CONTINUED FROM 8/30/07. COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE DEMOLITION OF A 5,768 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING AND AN ATTACHED TWO-CAR CARPORT AND ALLOW THE CONSTRUCTION OF A 7,412 SQUARE FOOT TWO-STORY SINGLE

FAMILY DWELLING WITH A 2,444 SQUARE FOOT BASEMENT AND A 1,094 SQUARE FOOT ATTACHED FOUR-CAR GARAGE; (2) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF AN ATTACHED SECOND STORY 850 SQUARE FOOT CARETAKER'S UNIT; (3) A VARIANCE TO EXCEED STRUCTURAL COVERAGE REQUIRED BY THE PESCADERO WATERSHED; AND (4) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF THREE OAK AND FOUR MONTEREY PINE TREES. THE PROPERTY IS LOCATED AT 1502 BONIFACIO ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-341-038-000), EAST OF THE INTERSECTION OF CORTEZ AND BONIFACIO ROADS, DEL MONTE FOREST AREA, COASTAL ZONE.

Anna Quenga, Project Planner, read modifications to the staff report and presented the project.

Jun Silano, representative, agreed with the staff report and conditions as modified by the Project Planner.

The Zoning Administrator expressed concern regarding proposed tree removal and the lack of information regarding tree location and condition of trees.

After discussion, the Zoning Administrator continued this item to September 27, 2007 to allow time for a site visit.

3. CARRASCO HENRY TR (PLN070161)

USE PERMIT TO CLEAR VIOLATION CE070071 TO ALLOW THE CONVERSION OF UNCULTIVATED LAND TO CULTIVATED AGRICULTURAL USE, VITICULTURE, ON LAND WITH 15% TO 25% SLOPES. APPROVAL OF THE USE PERMIT WILL ABATE VIOLATION CE070071. THE PROPERTY IS LOCATED AT 30020 CHUALAR ROAD, CHUALAR (ASSESSOR'S PARCEL NUMBERS 145-072-015-000 & 145-072-016-000), CENTRAL SALINAS VALLEY AREA.

Anna Quenga, Project Planner, presented the project.

Henry Carrasco stated that he has been cultivating this property for a time and requested based on input from others that his project did not require a permit.

Public Comment: Jim Gillot, Bob Roach, Ag Commissioner

The Zoning Administrator continued this item to September 27, 2007 to allow time to review information and consider the applicant's request to withdraw the application.

4. SMITH TRACY THOMAS (PLN070125)

USE PERMIT TO ALLOW THE REPLACEMENT OF AN EXISTING WATCHMENS QUARTERS WITH A 2,468 SQUARE FOOT SINGLE FAMILY DWELLING, A 661 SQUARE FOOT ATTACHED GARAGE AND A SEPTIC SYSTEM TO ESTABLISH A RESIDENTIAL USE IN A HEAVY COMMERCIAL ZONING DISTRICT. THE PROPERTY IS LOCATED AT 14 SPRECKELS LANE, SPRECKELS (ASSESSOR'S PARCEL NUMBER 207-053-014-000), GREATER SALINAS AREA.

Anna Quenga, Project Planner, requested a continuance to resolve code enforcement issues.

Christine Kemp, representative, agreed to the continuance and suggested the October 11, 2007 hearing.

The Zoning Administrator continued this item to October 11, 2007.

5. MEDZYK IRENE J & CHANTAL M (PLN060390)

COMBINED DEVELOPMENT PERMIT CONSISTING OF AN ADMINISTRATIVE PERMIT TO LEGALIZE AN 850 SQUARE FOOT SENIOR CITIZEN UNIT AND AN ADMINISTRATIVE PERMIT TO LEGALIZE AN 1,182 SQ. FT. CARETAKER'S UNIT WHICH WILL CLEAR VIOLATION CE050374. THE PROPERTY IS LOCATED AT 20 LA ENCINA DRIVE, SALINAS (ASSESSOR'S PARCEL NUMBER 127-181-002-000), PRUNEDALE AREA, NORTH COUNTY NON-COASTAL ZONE.

Project Planner, Brittany Nicholson, presented the project.

Chantel Medzyk, applicant, agreed with conditions.

The Zoning Administrator approved the Combined Development Permit with the clarification to the condition requiring a recorded permit notice to include amending the description to require that there be a permanent solid wall between the caretaker unit and the guest house.

6. BROWNFIELD PAUL & BECKY (PLN070093)

USE PERMIT TO EXCEED THE HEIGHT LIMIT AND LEGALIZE THE CONVERSION OF A BARN INTO A 480 SQUARE FOOT DETACHED GUESTHOUSE, PURSUANT TO SECTION 21.64.020.C.11 OF THE MONTEREY COUNTY ZONING ORDINANCE. THE PROPERTY IS LOCATED AT 6032 TRIGO LANE, SALINAS (ASSESSOR'S PARCEL NUMBER 127-081-018-000), NORTH COUNTY NON-COASTAL ZONE.

Project Planner Brittany Nicholson, presented the project.

Paul Brownfield, owner, accepted the conditions.

Public Comment: Joe Niegro submitted letters from neighbors

Staff read letters of approval submitted by residents.

After discussion, the Zoning Administrator approved the Use Permit subject to revisions to the findings and evidence to change the use permit type.

7. ANDRADE JOSE L (PLN050373)

GENERAL DEVELOPMENT PLAN AND COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A USE PERMIT FOR A 2,845 SQUARE FOOT AUTO REPAIR SHOP; AND 2) A USE PERMIT FOR A LANDSCAPING INSTALLATION AND SUPPLY BUSINESS TO INCLUDE: (A) A 1,500 SQUARE FOOT LANDSCAPING AND SUPPLY BUILDING; (B) CONVERSION OF 2/3 OF A THREE-CAR GARAGE TO A ONE-CAR GARAGE AND A 400 SQUARE FOOT LANDSCAPING BUSINESS OFFICE; (C) A 2,000 SQUARE FOOT RETAIL LANDSCAPE OUTDOOR SALES AREA; AND (D) A 4,000 SQUARE FOOT LANDSCAPE CONTRACTOR'S YARD. THE PROPERTY IS LOCATED AT 11575 MERRITT STREET,

CASTROVILLE (ASSESSOR'S PARCEL NUMBERS 030-255-007-000), WEST OF THE INTERSECTION OF MERRITT AND WALSH STREET, NORTH COUNTY NON-COASTAL AREA.

Nadia Amador, Project Planner, presented this project.

Jose Andrade was present for this project.

After discussion, the Zoning Administrator continued the project to September 27, 2007 to allow time for staff to prepare changes reflecting the discussion related to consistency with the Castroville Community Plan.

8. WINTON JOAN R TR & JOAN (PLN060089)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) A USE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF AN ATTACHED ONE-STORY 850 SQUARE FOOT CARETAKER'S UNIT WITH A 300 SQUARE FOOT ONE-CAR CARPORT, AN 800 SQUARE FOOT DECK, 78 SQUARE FOOT PORCH, 50 LINEAR FEET OF RETAINING WALLS, AND GRADING (LESS THAN 100 CU. YDS.); (2) AN ADMINISTRATIVE PERMIT TO ALLOW DEVELOPMENT WITHIN A SITE PLAN REVIEW OR "S" ZONING DISTRICT; (3) A USE PERMIT TO ALLOW THE REMOVAL OF 10 PROTECTED OAK TREES; AND (4) A USE PERMIT TO ALLOW DEVELOPMENT ON A SLOPE EXCEEDING 30% FOR THE CONSTRUCTION OF THE CARETAKER'S UNIT AND THE RECONSTRUCTION OF THE EXISTING DRIVEWAY. THE PROPERTY IS LOCATED AT 25719 CARMEL KNOLLS DRIVE, CARMEL (ASSESSOR'S PARCEL NUMBER 015-301-001-000), CARMEL VALLEY MASTER PLAN AREA.

Elisa Manuguerra, Project Planner, presented the project.

Mr. Foster, representative, agreed to the conditions.

Discussion centered around the concrete driveway and the proposed concrete path to the caretaker unit over 30% slope .

The Zoning Administrator approved the Combined Development Permit including changes related to removing the concrete path and relocating it along side the recon toured driveway to include a railing and to specifically include the detailed design of the structural connection from the caretaker unit to the main house.

9. CEROS NICHOLAS & RALPH (PLN060709)

CONTINUED FROM 8/30/07. COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A NEW 3,573 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH A 532 SQUARE FOOT ATTACHED 2 CAR GARAGE; 190 SQUARE FEET OF COVERED PORCH AREA AND 241 SQUARE FEET OF DECK AREA; 56 LINEAR FEET OF RETAINING WALLS; AND GRADING (APPROX, 50 CUBIC YARDS OF CUT AND 200 CUBIC YARDS OF FILL) AND DESIGN APPROVAL; 2) A COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF 4 TREES (3 MONTEREY CYPRESS AND ONE MONTEREY PINE). THE PROJECT IS LOCATED AT 3306 MARTIN ROAD CARMEL (ASSESSOR'S PARCEL NUMBER: 009-321-007-000) IN THE CARMEL LAND USE PLAN AREA

Ramon Montano, Project Planner, presented the project.

Dick White, representative, agreed to the conditions.

The Zoning Administrator approved the Combined Development Permit.

F. OTHER MATTERS: None

G. ADJOURNMENT

ATTEST: 3:33 p.m.



JEFF MAIN, ZONING ADMINISTRATOR
JM:kb/ca