

**FINAL  
MINUTES  
MONTEREY COUNTY ZONING ADMINISTRATOR  
THURSDAY, MARCH 12, 2009**

**1:30 P.M.**

**A. ROLL CALL**

Present: Mike Novo, Zoning Administrator  
Patrick Treffry, Environmental Health  
Chad Alinio, Public Works (arrived at 1:36 p.m.)  
Michael Trapani, Water Resources Agency  
Absent: None

**B. PUBLIC COMMENT**

None.

**C. APPROVAL OF MINUTES**

None.

**D. SCHEDULED ITEMS**

1. **PROJECT NAME: HOLLIDAY JOHN KASH & MARIA FILE NUMBER: PLN080171. SITUS LOCATION: 21850 ROSEHART WAY SALINAS. PLANNING AREA: CENTRAL SALINAS VALLEY AREA. PROJECT PLANNER: STEVE MASON. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: USE PERMIT AND GENERAL DEVELOPMENT PLAN TO ABATE CODE ENFORCEMENT CASE CE050238. THE GENERAL DEVELOPMENT PLAN WILL ALLOW USES SUCH AS: A CONTRACTORS STORAGE YARD, ACCESSORY RETAIL SALES, WAREHOUSES, SALES AND REPAIR SERVICES FOR AGRICULTURAL EQUIPMENT, AND SIMILAR COMMERCIAL USES WITHIN AN EXISTING 4,800 SQUARE FOOT WAREHOUSE BUILDING. THE PROPERTY IS LOCATED AT 21850 ROSEHART WAY, SALINAS (ASSESOR'S PARCEL NUMBER 137-131-005-000) CENTRAL SALINAS VALLEY AREA. RECOMMENDED ACTION: APPROVE PROJECT**

Project Planner Steve Mason presented the project. A new Environmental Health condition was recommended.

Public Comment: David Elliot, project representative.

The Zoning Administrator approved the project.

2. **PROJECT NAME: CHAPIN DONALD D JR & BARBARA A. FILE NUMBER: PLN080271. SITUS LOCATION: 560 CRAZY HORSE CYN RD SALINAS. PLANNING AREA: NORTH COUNTY (NON-COASTAL AREA) PROJECT PLANNER: PAULA BRADLEY. ENVIRONMENTAL STATUS: MITIGATED NEGATIVE DECLARATION. PROJECT DESCRIPTION: INITIAL STUDY FOR AN ADDITIONAL 28,020 CUBIC YARDS OF GRADING**

FOR GRADING APPLICATION (Gp080013) TOTAL GRADING IS 49,805 CUBIC YARDS CUT, 3,950 FILL, 45,855 TO BE EXPORTED OFF-ROAD AND OFF-SITE TO CATHREIN ESTATES AND DESIGN APPROVAL. THIS PROJECT IS LOCATED AT 560 CRAZY HORSE CANYON ROAD, SALINAS, INDUSTRIAL LOT 2 OF THE HIDDEN CANYON RANCH SUBDIVISION (ASSESSOR'S PARCEL NUMBER 125-621-024-000, 125-621-011-000 AND 125-291-001-000) NORTH COUNTY AREA. **RECOMMENDED ACTION:** APPROVE PROJECT

Project Planner Paula Bradley presented the project.

The Zoning Administrator asked for clarification of certain conditions relating to noise, property line, landscape screening of the retaining wall, and proximity of residents. The planner and Chad Alinio from Public Works responded to the questions, including potentially allowing landscaping within the right-of-way.

Public Comment: Don Chapin, owner. He asked for clarification of working hours (asking for 7 am to 4 pm), clarifies the grading and agrees to place natural landscaping to screen the retaining wall.

The Zoning Administrator asked about the air quality conditions and clarification regarding equipment.

The Zoning Administrator adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan and approves the project with modifications to the conditions.

3. **PROJECT NAME: MORGAN LESLIE C & BETTY F MORGAN. FILE NUMBER:** PLN080372. **SITUS LOCATION:** 1516 RIATA RD PEBBLE BEACH **PLANNING AREA:** DEL MONTE FOREST AREA. **PROJECT PLANNER:** JOE SIDOR. **ENVIRONMENTAL STATUS:** CATEGORICALLY EXEMPT **PROJECT DESCRIPTION:** COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) A COASTAL ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A 820 SQUARE FOOT SECOND STORY ADDITION TO AN EXISTING 5,000 SQUARE FOOT RESIDENCE WITH AN ATTACHED GARAGE; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE; AND 3) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 1516 RIATA ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-351-033-000), DEL MONTE FOREST, COASTAL ZONE. **RECOMMENDED ACTION:** APPROVE PROJECT

Project Planner Joe Sidor presented the project.

Public Comment: Scott Smith, project representative.

The Zoning Administrator approved the project.

4. **PROJECT NAME: BROWN LENORE A & CHARLES W TRS FILE NUMBER:** PLN080514 **SITUS LOCATION:** 3307 17 MILE DR PEBBLE BEACH **PLANNING AREA:** DEL MONTE FOREST AREA. **PROJECT PLANNER:** JOHN FORD. **ENVIRONMENTAL STATUS:** CATEGORICALLY EXEMPT. **PROJECT DESCRIPTION:** A VARIANCE TO ALLOW A 108 SQUARE FOOT ADDITION TO AN EXISTING 3,267 SQUARE FOOT SINGLE FAMILY

RESIDENCE RESULTING IN AN INCREASE IN ALLOWABLE FLOOR AREA RATIO FROM 88.6% TO 91.6% IN THE MDR ZONING DISTRICT; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 3307 17 MILE DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-521-003-000), DEL MONTE FOREST, COASTAL ZONE. **RECOMMENDED ACTION:**  
APPROVE PROJECT

Project Planner John Ford presented the project.

Public Comment: Anatoly Ostretsov, project representative.

The Zoning Administrator approved the project.

**E. OTHER MATTERS:** None.

**F. ADJOURNMENT:** 2:25 P.M.

Date adopted: August 13, 2009

ATTEST:

  
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MIKE NOVO, ZONING ADMINISTRATOR