

**FINAL  
MINUTES  
MONTEREY COUNTY ZONING ADMINISTRATOR  
THURSDAY, APRIL 30, 2009**

**1:30 P.M.**

**A. ROLL CALL**

Present: Mike Novo, Zoning Administrator  
Nicole Silva, Environmental Health  
Chad Alinio, Public Works  
Michael Trapani, Water Resources Agency  
Absent: None

**B. PUBLIC COMMENT**

None.

**C. APPROVAL OF MINUTES**

None.

**D. SCHEDULED ITEMS**

1. 1:30PM - BOWMAN GEORGE V & DOLORES S TR - DA080330 PLANNING AREA: CARMEL AREA. PROJECT PLANNER: DANIEL LISTER. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: DESIGN APPROVAL FOR THE CONSTRUCTION OF A 4 FOOT HIGH, 20 FOOT LONG FENCE FOR AN EXISTING SINGLE FAMILY DWELLING. MATERIALS: NATURAL AND GREEN COLORED T-POSTS AND STRAIGHT WIRE WITH A PLANTED CREEPING FIG. THE PROJECT IS LOCATED AT 24370 SAN LUIS AVENUE IN CARMEL (ASSESSORS PARCEL NUMBER: 009-021-002-000), CARMEL AREA, COASTAL.

Staff requested a continuance to May 14, 2009.

Public Comment: None.

The Zoning Administrator continued the item to May 14, 2009.

2. 1:35PM - PEPE RICHARD & SANDRA TRS - PLN070577 PLANNING AREA: DEL MONTE FOREST AREA. PROJECT PLANNER: RAMON MONTANO. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE DEMOLITION OF A ONE-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED ONE-CAR GARAGE; AND 2) COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 7,011 SQUARE FOOT THREE-STORY SINGLE FAMILY RESIDENCE WITH A 753 SQUARE FOOT BELLOW GRADE ATTACHED THREE-CAR GARAGE; AND 3) COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF A 573 SQUARE FOOT CARETAKER'S UNIT AND GRADING (APPROX. 350 CUBIC YARDS OF CUT AND 350

CUBIC YARDS OF FILL); VARIANCE TO EXCEED ALLOWABLE COVERAGE LIMITS IN THE PESCADERO WATERSHED BY INCREASING STRUCTURAL COVERAGE FROM 2,607 TO 5,515 SQUARE FEET AND REDUCING IMPERVIOUS SURFACE COVERAGE FROM 3,372 SQUARE FEET TO 2,543 SQUARE FEET (8,058 SQUARE FEET TOTAL) AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 3908 RONDA ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-233-007-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Project Planner Ramon Montano presented the project.

Staff made a revision to condition 12, replaced condition #8 with a new condition..

Public Comment: Jun Sillano, project representative; Steven Beals, representing the neighbors.

Rebuttal - June Sillano.

The Zoning Administrator asked about some of the neighbors concerns. Staff responded to the questions.

The Zoning Administrator approved the project with changes to findings and conditions.

3. TMV LANDS (WINERY) - PLN080113 PLANNING AREA: CENTRAL SALINAS VALLEY AREA. PROJECT PLANNER: NADIA AMADOR. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: USE PERMIT TO ALLOW THE OPERATION OF A WINERY (AGRICULTURAL PROCESSING PLANT) WITH TASTING ROOM UTILIZING AN EXISTING STRUCTURE ON-SITE. THE WINERY WILL PRODUCE UP TO 5,000 CASES OF WINE ANNUALLY. THE PROPOSED PROJECT WILL INVOLVE CONVERTING AN EXISTING 2,500 SQUARE FOOT AGRICULTURE STORAGE BUILDING INTO THE WINERY AND TASTING ROOM FACILITY. THE PROJECT ALSO INCLUDES THE PROPOSAL FOR SPECIAL EVENTS OCCURRING FOUR TIMES A YEAR WITH A MAXIMUM CAPACITY FOR 100 GUESTS PER EVENT. THE PROJECT SITE CAN ACCOMMODATE 62 UN-PAVED PARKING SPACES. NO GRADING OR TREE REMOVAL IS PROPOSED. THE PROPERTY IS LOCATED AT 32720 RIVER ROAD, SOLEDAD (ASSESSOR'S PARCEL NUMBER 216-021-019-000), APPROXIMATELY 0.5 MILES SOUTH OF THE INTERSECTION OF SANCHEZ ROAD AND RIVER ROAD, CENTRAL SALINAS VALLEY AREA PLAN.

Project Planner Nadia Amador presented the project.

Public Comment: Aaron Johnson, project representative.

The Zoning Administrator approved the project.

4. EMSLEY S SCOTT & LAUREL A - PLN080513 PLANNING AREA: CARMEL AREA. PROJECT PLANNER: JOHN FORD. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF ONE 15 - INCH DIAMETER MONTEREY PINE TREE REQUIRED TO REALIGN AND MAKE IMPROVEMENTS TO AN EXISTING DRIVEWAY AND DESIGN APPROVAL FOR A KEYSTONE RETAINING WALL. THE PROJECT IS LOCATED AT 10 MAL PASO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 243-194-020-000 AND 243-194-021-000), CARMEL LAND USE PLAN, COASTAL ZONE.

Project Planner John Ford presented the project.

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Public Comment: Scott Emsley, applicant; Judy Feisthamel asked that no other shrubs be cut or trimmed.

The Zoning Administrator approved the project.

5. BRAY ALBERT L & INA M BRAY TRS -PLN080414 PLANNING AREA: SOUTH COUNTY AREA. PROJECT PLANNER: GUY MOUSSALLI. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: CONTINUED FROM 3/26/09. USE PERMIT TO ALLOW THE DRILLING OF SIX EXPLORATORY OIL AND GAS WELLS ON TWO SITES WITHIN THE SAME PARCEL, LOCATED IN SECTION 3, RANGE 9 EAST OF TOWNSHIP 22 SOUTH WITHIN THE SOUTH COUNTY PLANNING AREA. THREE WELLS ARE PROPOSED FOR EACH OF THE TWO SITES, KNOWN AS THE NORTH PARIS VALLEY (NPV) NO. 1 DRILL SITE AND THE CENTRAL PARIS VALLEY (CPV) NO. 1H DRILL SITE. (ASSESSOR'S PARCEL NUMBER 422-281-001-000). THE PROJECT IS LOCATED ALONG THE EAST SIDE OF PARIS VALLEY ROAD, WEST OF HIGHWAY 101 AND FOUR MILES NORTH OF THE TOWN OF SAN ARDO, SOUTH COUNTY AREA PLAN.

Project Planner Guy Moussalli presented the project.

Public Comment: Vaughn Williams, project representative; Ollie Vipor, neighbor.

The Zoning Administrator approved the project.

E. **OTHER MATTERS:** None.

F. **ADJOURNMENT:** 3:06 p.m.

Date adopted: August 13, 2009

ATTEST:



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MIKE NOVO, ZONING ADMINISTRATOR