

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
THURSDAY, AUGUST 12, 2010
MINUTES**

A. ROLL CALL- -1:30 P.M.

Present: John Ford, Zoning Administrator, Roger VanHorn, Environmental Health, Chad Alinio, Public Works, and Michael Trapani, Water Resources Agency

B. PUBLIC COMMENTS - None

C. APPROVAL OF MINUTES - None

D. SCHEDULED ITEMS

1. **WALKER ELIZABETH ET AL - PLN100037. Planning Area:** Carmel Valley Master Plan. **Project Planner:** David Mack. **Environmental Status:** Exempt. **Project Description:** Combined Development Permit to allow: 1) an Administrative Permit to demolish an existing 1,254 square foot single family dwelling and the construction of a new two-story single family dwelling (main floor total of 1,187 square foot; second story 1,085 square foot; 410 square foot attached two-car garage; and 375 square feet of decks and balcony); 2) a Use Permit for development in Carmel Valley Floodplain; and 3) a Design Approval. Materials and colors: Timberline Shakeswood (brown) composition shingle roof, Slow Green (light green) siding, Everyday White (tan) trim, Eagle-Elephant (Gray) windows and doors, and Eldorado Mineret-Bluffstone (tan/gray) stonework. The property is located at 17 Calle De Los Helechos, Carmel Valley (Assessor's Parcel Number 189-311-011-000), Carmel Valley Master Plan area.

Project Planner David Mack presented project and made corrections to findings and evidence.

Susan Bailey, designer for applicant agreed to conditions.

The Zoning Administrator stated the project is Categorically Exempt and approved project with changes.

2. **ANDERSON JAMES R & FARMER GAIL LEE TR - PLN100072. Planning Area:** Del Monte Forest Land Use Plan. **Project Planner:** Anna Quenga. **Environmental Status:** Exempt. **Project Description:** Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the construction of a single story 2,653 square foot single family dwelling with an attached 640 square foot garage and grading (86 cubic yards of cut and 80 cubic yards of fill); and 2) a Coastal Development Permit to allow the removal of 18 Monterey Pine trees consisting of: 1 7-inch, 2 8-inch, 1 9-inch, 1 10-inch, 4 12-inch, 4 18-inch, 1 24-inch landmark, 2 30-inch landmark, and 2 36-inch landmark. Materials and colors to consist of light green stucco,

white trim, color-blended slate roofing, color-blended stone veneer, and copper gutters and downspouts. The property is located at 4088 Sunset Lane, Pebble Beach (Assessors' Parcel Number 008-121-005-000), Del Monte Forest Land Use Plan, Coastal Zone.

Project Planner Anna Quenga presented project. Staff read into record an email received from Tim Huber, a neighbor, received August 12, 2010.

David Prew, representative for applicant agreed to the conditions and the recommended change. Staff suggested changing the language in condition 15. Michael Trapani, WRA added a condition.

The Zoning Administrator stated that project is Categorically Exempt and is approved with changes and additions to the project.

3. **PADRE LANE PROJECT LLC - PLN100095. Planning Area:** Del Monte Forest Land Use Plan. **Project Planner:** Anna Quenga. **Environmental Status:** Categorically Exempt. **Project Description:** Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the demolition of an existing 2,595 square foot residence and 506 square foot garage and construction of a new 8,818 square foot, two-story residence with a 980 square foot attached garage; 2) a Coastal Development Permit and Design Approval to allow the construction of a 834 square foot single story caretaker unit with a 304 square foot detached garage; and 3) a Coastal Development Permit to allow the removal of four protected trees (two 22-inch Monterey Pines and one 10-inch and one 12-inch double stump Coast live oak). The project includes site grading of approximately 1,000 cubic yards of cut and 4,600 cubic yards of fill. The property is located at 1231 Padre Lane, Pebble Beach (Assessor's Parcel Number 008-293-014-000), Del Monte Forest Land Use Plan area, Coastal Zone.

Project Planner Anna Quenga presented project.

Anthony Lombardo, representative for applicant

The Zoning Administrator stated the project is categorically exempt and approved.

4. **REDEVELOPMENT AGENCY OF COUNTY - PLN090073. Planning Area:** North County Non-Coastal. **Project Planner:** Anna Quenga. **Environmental Status:** Categorically Exempt. **Project Description:** Use Permit to allow the conversion of a portion (1,520 square feet) of an existing building from a Senior Center, formally the Pajaro Senior Center, to a medical clinic for Clinica de Salud. The property is located at 29A Bishop Street, Royal Oaks (Assessor's Parcel Number 117-323-013-000), North County Non-Coastal area.

Project Planner Anna Quenga presented project.

Paul Davis, architect for project, agree with conditions and findings of the report.

Public comment: Sister Sandra Anna Knight of the Parish of Assumption.

The Zoning Administrator found project Categorically Exempt and approved the project with all the changes.

5. **SCHWANS SALES ENTERPRISES INC - PLN100218. Planning Area:** Central Salinas Valley Area. **Project Planner:** Valerie Negrete. **Environmental Status:** Categorically Exempt. **Project Description:** Combined Development Permit consisting of a: 1) Use Permit, General Development Plan and Design Approval to allow the conversion of an existing 6,900 square foot warehouse to a agricultural chemicals and fertilizer distribution warehouse including twelve 10' wide x 12' tall tanks (6,500 gallons each) and one 2,500 gallon wash tank and wash rack; and 2) a Lot Line Adjustment between two lots of record of approximately 1.22 acres (Lot 10) and approximately 2.27 acres (Lot 11) to one lot of record totaling 2.27 acres. The property is located at 21895 Rosehart Way, Salinas (Assessor's Parcel Number 137-131-016-000), east of Highway 101 near Chualar, Central Salinas Valley Area Plan.

Project planner Valerie Negrete presented project. Roger VanHorn, Environmental Health added EH31 condition of approval regarding Hazardous Materials.

Bob Larsen, representative for applicant agreed with conditions and the addition of the Environmental Health condition.

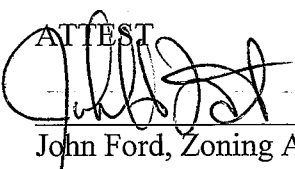
The Zoning Administrator finds the project Categorically exempt, approved of the General Development Plan and approved the project.

E. OTHER MATTERS – None

F. ADJOURNMENT – 2:44 p.m.

Date Adopted: September 30, 2010

ATTEST


John Ford, Zoning Administrator

JF/ca