

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
THURSDAY, OCTOBER 28, 2010
MINUTES**

A. ROLL CALL - 10:00 A.M.

Present: Mike Novo, Zoning Administrator; Chad Alinio, Public Works; Roger VanHorn, Environmental Health; and Michael Trapani, Water Resources Agency

B. PUBLIC COMMENTS - None

C. APPROVAL OF MINUTES - None

D. SCHEDULED ITEMS

1. **KENDALL JACKSON WINE ESTATES LTD - PLN080089 Planning Area:** Central Salinas Area Plan. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** Use Permit to allow the expansion of an existing Winery (PLN970170). The expansion consists of: 1) a new 87,200 square foot Pinot Noir Processing Plant And Barrel Storage Room: 2) A 5,100 square foot Administrative Office: 3) A Use Permit to allow a reduction in parking spaces to 47 whereas Monterey County Code requires 169 spaces And: 4) A Variance to allow an increase in height to 46 feet whereas the District Regulations allow 35 feet. The proposed will require the removal of 13 rows of vineyards for additional parking. The property is located at 37300 Doud Road, Soledad (Assessors Parcel Number 183-021-015-000) Central Salinas Area Plan.

There was no staff presentation. The Zoning Administrator announced that staff had requested a continuance. Applicant's representative Lynne Mounday requested a continuance to December 9, 2010.

Public comment: None.

The Zoning Administrator continued the project to December 9, 2010.

2. **ARGUETA SALVADOR & IRMA - PLN070530 Planning Area:** North County, Non-Coastal. **Project Planner:** Nadia Amador. **Environmental Status:** Exempt. **Project Description:** Use Permit to allow an auto sales business involving the placement OF A Modular Office Building Of Approximately 320 Square Feet, Outdoor Car Sales Display Area For Approximately 15 Cars, Business Signs (Monument And Additional Free-Standing Or Affixed Sign), A 6 Foot High Retaining Wall, Paving Of The Existing Vacant Lot, Employee/Customer Parking Spaces And Perimeter Landscaping. The property is located at the intersection of Walsh and Merritt

Streets, Castroville (Assessor's Parcel Number 030-255-006-000), North County Non-Coastal Area.

Project planner Nadia Amador presented the project, including corrections/modifications to Conditions 5, 12 and 14 and requested that a corrected site plan be submitted.

Public Comment: Isela Moreno, applicant's agent, agreed with the conditions and changes.

The Zoning Administrator approved the project with the changes requested by staff and clarifying the time period in Condition 5.

- 3. LEHMAN MICHAEL E TR - PLN050371 Planning Area: Cachagua.**
Project Planner: Bob Schubert. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** Use Permit for a horse training and stabling facility that would add to existing uses on a 204-acre cattle ranch by constructing the following facilities: a) 2,160 square foot hay barn located on a pre-existing barn foundation pad; b) two semi covered horse stables with 26 stalls each and 73 temporary pens to board up to 125 horses; c) 40 foot diameter riding/training ring; d) 225 square foot horse washing area with an impervious pad draining into its own wastewater disposal system; e) three-bay compost facility; f) unpaved parking areas for approximately 25 vehicles; g) unpaved horse trailer parking area; h) grading consisting of approximately 1,500 cubic yards cut and 900 cubic yards fill and Design Approval. The existing facilities will remain. Water to the new facilities will be supplied from the existing well. The Use Permit would also allow up to 12 special events per year. "Events" are defined as horse training clinics by trainers who come to the Ranch for one to three days, usually on a weekend, to lead horse training exercises for a maximum of 25 participants. Participants would be allowed to pitch tents or sleep in their horse trailers or RVs during the events. The proposal includes the execution of an Animal Waste Management Plan. The property consists of two parcels currently under Williamson Act contract, located at 36105 Tassajara Road, Carmel Valley (Assessor's Parcel Numbers 197-251-002-000 and 418-293-049-000), approximately 1,600 feet south of the Tassajara Road and Carmel Valley Road intersection, Cachagua Area

Project planner Bob Schubert requested a continuance to November 18, 2010.

Public Comment: Applicant Bob Eaton agreed with continuance to that date.

The Zoning Administrator continued the project to November 18, 2010.

E. OTHER MATTERS

The Zoning Administrator announced that the General Plan work program and interim ordinance will be going to the Board of Supervisors on Nov 30, 2010.

F. ADJOURNMENT - 10.17 a.m.

Date Adopted: November 18, 2010

ATTEST:



Mike Novo, Zoning Administrator

MN/dn