

**FINAL  
MONTEREY COUNTY ZONING ADMINISTRATOR  
THURSDAY, NOVEMBER 18, 2010  
MINUTES**

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

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

**B. PUBLIC COMMENTS - None**

**C. APPROVAL OF MINUTES: October 28, 2010**

The Zoning Administrator approved the minutes of October 28, 2010.

**D. SCHEDULED ITEMS**

Items 1 and 2 were heard under one public hearing.

**1. O'BOYLE EMMETT ET AL - PLN050708**

**Project Planner:** Elizabeth Gonzales. **Environmental Status:** Addendum. **Project Description:** Combined Development Permit consisting of a Coastal Development Permit and Design Approval to place three retaining walls (approximately 200 feet in total length) to protect existing house from coastal bluff erosion, replace storm drain, and fill eroded drainage channel; a Coastal Development Permit for development on slopes in excess of 30%; and a Coastal Development Permit for development within 750 feet of a known archaeological resource; a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat (coastal habitat); grading of approximately 650 cubic yards of fill. The property is located at 29300 Highway 1, between Highway 1 and the ocean, Carmel (Assessor's Parcel Number 241-071-002-000), Coastal zone.

**2. O'BOYLE EMMETT ET AL - PLN050591**

**Project Planner:** Elizabeth Gonzales. **Environmental Status:** Addendum. **Project Description:** Coastal Development Permit and Design Approval for the extensive remodel of an existing residence within 50 feet of a coastal bluff; including an increase in height, and changes to exterior wall materials, doors, and windows; removal of 550 square feet of concrete driveway and patios; and new pergola from parking to residence. The project is located at 29300 Highway 1, Carmel (Assessor's Parcel Number 241-071-002-000), between Highway 1 and the ocean, Coastal zone.

Project Planner, Elizabeth Gonzales presented the projects. Staff presented the changed to the mitigation measures.

Public comment: Applicant Emmett O'Boyle accepted conditions. Applicant's Engineer, John Kasunich discussed what is being repaired.

Michael Trapani, Water Resources Agency representative, discussed the availability of water.

Roger VanHorn, Environmental Health representative, added a condition regarding the destruction of the septic system.

The Zoning Administrator approved the project with all changes, modifications, and additions to the conditions.

**3. LEHMAN MICHAEL E TR- PLN050371**

**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.

Assistant Director Carl Holm presented the topic of whether the project would be referred to the Planning Commission or not. Staff recommended the project be heard by the Agricultural Advisory Committee before returning to a hearing body.

Public Comment: Sheryl Ainsworth, representative.

The Zoning Administrator stated that he had reviewed all the written material submitted. There was no evidence, to date, of a significant policy issue and decided to keep the project at the Zoning Administrator level and continued the project to February 24, 2011.

**4. VARGAS VICTOR - PLN050134**

**Project Planner:** Valerie Negrete. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** A Combined Development Permit consisting of a General Development Plan for the establishment of a towing operation, automotive shops and RV/Boat Storage developed in two phases and a single family dwelling. Phase One entitlements will include: 1) a Use Permit to construct a 1,176 square foot car repair garage and; 2) Use Permit for a 498 square foot motel unit/sleeping unit for stranded customers; 3) Use Permit for an approximate 6,000 square foot indoor car storage; 4) an Administrative Permit for a 320 square foot office and bathroom; 5) Use Permit to construct a 2,957 square foot single family dwelling with attached garage; 6) Use Permit for an approximate 5,000 square foot open space area for RV's and Boat's. Phase two will encompass; 7) Use Permit for a 900 square foot general store for traveling customers to Lake San Antonio and patrons of the towing operation; 8) Use Permit for a 6,000

square foot body and mechanical shops (two units of 3,000 square feet each) and;9) Use Permit for an approximate 5,000 square feet of open RV and boat storage space area. Grading for development will consist of approximately 750 cubic yards of grading (approximately 300 cubic yards of cut and approximately 450 yards of fill). The project is located at 70224 New Pleyto Road, Bradley (Assessors Parcel Number 423-251-010-000) South County Area.

Project Planner Valerie Negrete presented the project. Staff discussed the changes that were presented in the errata.

Chad Alinio, Public Works, discussed the trip generation and traffic impact fees.

Public Comment: Applicant Victor Vargas agreed to all conditions.

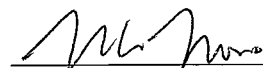
The Zoning Administrator adopted the Mitigated Negative Declaration with the Mitigation Monitoring Reporting Plan and approved the project with changes and additions to the findings, evidence and conditions.

**E. OTHER MATTERS** - None

**F. ADJOURNMENT** - 2:40 p.m.

Date Adopted: January 13, 2011

ATTEST

  
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Mike Novo, Zoning Administrator

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