

FINAL  
MONTEREY COUNTY ZONING ADMINISTRATOR  
THURSDAY, DECEMBER 9, 2010  
MINUTES

**A. ROLL CALL - 2:30 P.M.**

Present: Mike Novo, Zoning Administrator; Chad Alinio, Public Works; Roger VanHorn, Environmental Health; Tom Moss, Water Resources Agency.

Absent: None

**B. PUBLIC COMMENTS** - None

**C. APPROVAL OF MINUTES** - October 28 and November 18, 2010

The Zoning Administrator tabled the October 28 and November 18, 2010 minutes.

**D. DESIGN APPROVALS**

**1. CHANG STEVEN H & NANCY - PLN100337**

**Project Planner:** Maria Lopez. **Environmental Status:** Exempt. **Project Description:** Design Approval to abate Code Enforcement Violation 10CE00024 to allow for the placement of a cargo container. The Design Approval also includes: a trellis to screen the cargo container, construction of a 1,014 square foot three-car garage, a 6-foot tall 170 lineal foot fence along the edge of the northerly side of the road right of way, a 135 square foot deck addition, and the replacement of deck stairs. Materials and colors to consist of wood, marble veneer, and steel. The property is located at 10350 Saddle Road, Monterey (Assessor's Parcel Number 416-191-025-000), Greater Monterey Peninsula area.

Project planner Maria Lopez presented the project. Staff read into record new evidence to finding #5 regarding violations.

Public Comment: Steven Chang, applicant; Steven Griffin; Jack Jensen. Steven Chang gave rebuttal.

Maria Lopez and Wanda Hickman provided more information regarding setbacks.

The Zoning Administrator denied the cargo containers and approved the remainder of the project including the information from the errata.

**E. SCHEDULED ITEMS**

**2. CARMEL PROPERTIES COMPANY - PLN100630**

**Project Planner:** Anna Quenga. **Environmental Status:** Exempt. **Project Description:** Use Permit to allow the seasonal sales of Christmas Trees. The property is located North of Rio Road and East of Highway One, Carmel Valley (Assessor's Parcel Number 009-562-002-000), Carmel Valley Master Plan area.

Project planner Anna Quenga presented the project. Staff made correction to condition #6. Roger VanHorn, Environmental Health, and Chad Alinio, Public Works, provided information regarding the project.

Public Comment: Doug DeGeorge, applicant.

Roger VanHorn, Environmental Health, responded to questions regarding porta-potties.

The Zoning Administrator approved the project including all changes and asked the applicant to work with Public Works regarding the left turn issue.

**3. GREEN SCOTT & GREEN DIANE - PLN100348**

**Project Planner:** Anna Quenga. **Environmental Status:** Exempt. **Project Description:** Coastal Administrative Permit and Design Approval to allow the demolition of an existing 2,207 single family dwelling and 400 square foot garage and the construction of a new 4,803 square foot two-story single family residence with a 389 square foot attached one-car garage, a 982 square foot attached three-car garage, a 192 square foot cabana with and attached trellis, and a 66 square foot garden shed. Materials and colors to consist of: white stucco for the exterior walls, mallard green for doors and window trim, and "Redlands Old Hacienda" clay roofing tile. The project includes a 6-foot high perimeter fence with electric gates and grading of approximately 600 cubic yards of cut and 500 cubic yards of fill. The property is located at 25613 Shafter Way, Carmel (Assessor's Parcel Number 009-221-004-000), Carmel Land Use Plan area, Coastal Zone.

Project planner Anna Quenga requested a continuance to January 27, 2011.

Public Comment: None

The Zoning Administrator continued the project to January 27, 2011.

**4. LOPEZ BARBARA PRICE - PLN100451**

**Project Planner:** Delinda Robinson. **Environmental Status:** Exempt. **Project Description:** Extension request to a previously approved Combined Development Permit (PLN040414) consisting of: 1) an Administrative Permit to allow the construction of a 2,382-square-foot two-story single-family detached dwelling with a 1,238 square foot non-habitable basement, 1,458 square foot of exterior covered porch and deck, and an attached 530 square foot two-car attached garage with a 510 square foot non-habitable art studio; 2) an Administrative Permit to construct a 1,016 square foot Caretaker's Unit with 945 square foot non-habitable basement with 184 square foot dedicated to laundry and stairs, 417 square foot of exterior covered patios and walks, an attached 274 square foot one-car garage and three septic systems ; 3) a Use Permit for horse breeding stables consisting of a) a 4,680 square foot horse barn; b) a 1,305 square foot hay barn; c) 2,340 square foot covered corrals; d) a water tank ; 4) with attendant grading (140 cu. yds. cut and fill); 5) removal of 5 Monterey Pines (four 15" and one 20") and 6) Design Approval. The property is located at 454 West Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 189-021-005-000), Carmel Valley Master Plan area. The request for this extension is to allow revision of the plans involving structural engineering and other building code updates in order for the project to conform to building requirements that have changed since the original plans were submitted to the building department.

Project planner Delinda Robinson presented the project.

Public Comment: Jon Erlandson, architect, agreed with conditions.

The Zoning Administrator approved the project with changes.

**5. PEBBLE BEACH HOMES LLC - PLN090343**

**Project Planner:** Delinda Robinson. **Environmental Status:** Exempt. **Project Description:** Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the demolition of an existing 6,128 square foot two-story single family residence, a 476 square foot basement, a 533 square foot attached garage, a 614 square foot detached habitable accessory structure a 195 square foot greenhouse, an 84 square foot garden shed, 1,678 square feet of patios, 3,200 square feet of walkways and hardscape, 3,206 square feet of driveway and retaining walls; and 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource. The property is located at 3414 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-381-017-000), Del Monte Forest area, Coastal Zone

Project planner Delinda Robinson presented the project. Staff submitted a letter from a neighbor opposing the project. Public Works added a condition.

Public comment: Sanford Edward, applicant's representative, agreed with conditions.

The Zoning Administrator approved the project with all recommended changes.

**6. DOUD JOHN EDWARD TR - PLN090296**

**Project Planner:** Ramon Montano. **Environmental Status:** Exempt. **Project Description:** Use Permit to allow the construction of one 60-meter-tall temporary pole tower to collect wind and other meteorological data. The tower is located within the 612 acre Doud Ranch north of Lonoak Road, approximately 3.8 miles southeast of King City (Assessor's Parcel Number 420-091-008-000), Central Salinas Valley Area Plan.

**7. HOMEN LARRY ALLAN ET AL - PLN090297**

**Project Planner:** Ramon Montano. **Environmental Status:** Exempt. **Project Description:** Use Permit to allow the construction of a 60-meter-tall temporary pole tower to collect wind and other meteorological data. The tower is located within the 640 acre Homen Ranch, north of Wildhorse Canyon Road and approximately 2.7 miles east of Highway 101 and King City (Assessor's Parcel Number 420-091-035-000), Central Salinas Valley Area Plan.

Project planner Ramon Montano presented the projects together, including corrections to the staff report.

Public Comment: Christine Kemp, applicant's representative, agreed with all conditions and clarified the height.

The Zoning Administrator approved PLN090296 (Doud) and PLN090297 (Homen) with changes.

**8. HARUTA TOKIO & KAREN - PLN100353**

**Project Planner:** Delinda Robinson. **Environmental Status:** Exempt. **Project Description:** Use Permit to allow the construction and operation of an agricultural processing plant (distillery) which will produce approximately 300 gallons of whiskey per month. Site improvements will include: installation of a 625 square foot concrete slab for the distillery equipment, construction of one 120 square foot storage shed, demolition of 704 square feet of deck over 30" high, construction of 680 square feet of decks 18" high, construction of 24 square feet of landings, relocation of entry gate to 30 feet from property line, driveway improvements and landscaping. The property is located at 92 Espinosa Road, Salinas (Assessor's Parcel Number 113-021-018-000), Greater Salinas Area Plan.

Project Planner Delinda Robinson presented the project. Chad Alinio, Public Works discussed the road being a private roadway.

Public Comment: Bryan Davis, applicant, agreed to conditions.

The Zoning Administrator approved the project with all recommended changes.

**9. KENDALL JACKSON WINE ESTATES LTD - PLN080089**

**Project Planner:** Valerie Negrete. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** Continued from November 18, 2010. 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.

Project planner Valerie Negrete presented the project. Staff discussed changes provided in an errata. Tom Moss, Water Resources Agency, recommended deleting condition #14.

Public comment: Leanna Gurtz, applicant, agreed with the conditions.

~~The Zoning Administrator approved the project with changes.~~

**F. OTHER MATTERS** - None

**G. ADJOURNMENT** - 4:44 p.m.

Date Adopted: January 13, 2011

ATTEST



Mike Novo, Zoning Administrator

MN/ca