

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
THURSDAY, NOVEMBER 10, 2011
MINUTES**

A. ROLL CALL - 2:00 P.M.

Present: Wanda Hickman, Zoning Administrator, Resource Management Agency
Michael Trapani, Water Resources Agency
Roger VanHorn, Environmental Health
Chad Alinio, Public Works

B. PUBLIC COMMENTS - None

C. APPROVAL OF MINUTES - None

D. SCHEDULED ITEMS

1. 1:30PM - HOFFMAN PAUL J & MARIANNE S - PLN110174

Project Planner: Valerie Negrete. **Environmental Status:** Exempt. **Project**

Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a 1,109 square foot addition to an existing 6,393 square foot three level single family dwelling and: 2) a Variance to exceed the maximum Pescadero Watershed coverage limitation to allow an increase in structural coverage from 5,168 square feet to 5,934 square feet, and a decrease in impervious coverage from 11,801 square feet to 7,521 square feet resulting in a total coverage of 13,455 square feet for a total combined reduction of 3,514 square feet; and Design Approval. The property is located at 1565 Riata Road, Pebble Beach (Assessor's Parcel Number 008-341-039-000), Del Monte Forest Land Use Plan, Coastal Zone.

Project Planner Valerie Negrete presented project.

Public Comment: David Stoker, applicant's representative

The Zoning Administrator approved the project based on the findings and evidence and subject to the conditions of approval.

2. UNIVERSAL FOODS CORP - PLN110288

Project Planner: Valerie Negrete. **Environmental Status:** Exempt. **Project**

Description: Amendment to an existing Use Permit (PC01557) to include processing of grapes to construct up to 105,100 square foot winery in four phases. Phase One will consist of interior demolition of the existing 53,320 square foot main building and planting of vineyards. Phase Two will include improvements to an existing waste water handling area, the installation of up to four 24,000 gallon storage tanks, barrel filling, washing facilities and filtration within the existing building. Phase Three will add approximate 33,600 square foot equipment and crushing room. Phase Four will be

developed to include an expanded fermentation room, increased water treatment facility and additional interior tanks and; 2) a Use Permit to allow a reduction in parking spaces to 27 from 210 spaces. The property is located at 39502 Cypress Avenue, Greenfield (Assessors Parcel Numbers 109-241-008-000 and 109-241-009-000), Central Salinas Valley Area Plan.

Project Planner Valerie Negrete presented project. Staff clarified the code enforcement case had been resolved.

Public Comment: Brian Finegan, applicant's representative.

The Zoning Administrator approved the amendment to Use Permit.

3. KING JOHN J & EILEEN G KING TRS – PLN110118

Project Planner: Ramon Montano. **Environmental Status:** Exempt. **Project Description:** Amendment to a previously approved Combined Development Permit (PLN070016) to clear a violation for new retaining walls, stairs, and for the addition of 1,421 square feet of new lower floor area within the existing foot print. The property is located at 24876 Pescadero Road, Carmel (Assessor's Parcel Number 009-122-019-000), Carmel Land Use Plan, Coastal Zone.

Project Planner Ramon Montano presented project. Michael Trapani, Water Resources Agency representative removed conditions WR3, WR8, and WR40.

Public Comment: Claudio Ortiz, applicant's representative; John Deitrieck

Staff discussed the neighbors' concerns regarding single family or multiple family uses on the property.

The Zoning Administrator approved the project based on the findings and evidence and subject to the conditions of approval with changes.

4. 1:30PM - FASH VICTORIA R - PLN110254

Project Planner: Ramon Montano. **Environmental Status:** Exempt. **Project Description:** Coastal Administrative Permit to allow a new square foot observation deck on the roof of the existing garage/bedroom/bath/laundry room and an interior remodel of a 3,244 square foot two-story single family dwelling with an attached 418 square foot two-car garage; a Variance to exceed floor area ratio (from 54% to 51%; 45% allowable) by reducing the internal second story floor area by 182 square feet; and a Design Approval. The property is located at 26443 Scenic Road, Carmel (Assessor's Parcel Number 009-471-017-000), Carmel Land Use Plan, Coastal Zone.

Project Planner Ramon Montano presented project.

Public Comment: Jun Suliano, applicant's representative, added an exhibit and the elevations. Annette Thorn. Jun Suliano gave rebuttal and informed the Zoning Administrator that he would talk with the construction management regarding the working hours. Chad Alinio Public Works

representative stated Public Works will work with the applicant to establish work hours in the construction management plan condition.

The Zoning Administrator approved the project based on the findings and evidence and subject to the conditions of approval with changes.

E. OTHER MATTERS - None

F. ADJOURNMENT - 2:25 p.m.

Date Accepted: January 26, 2012

ATTEST

Wanda A. Hickman, Zoning Administrator

WAH/ca