Monterey County Zoning Administrator

AGENDA
Thursday, November 10, 2011

Monterey County Government Center – Board of Supervisors Chambers
168 W. Alisal Street
Salinas, CA 93901
1:30 p.m.

Jacqueline Onciano, Zoning Administrator  Michael Trapani, Water Resources Agency
Janna Faulk, Environmental Health  Chad Alinio, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: None

D. SCHEDULED ITEMS

1. 1:30 PM - 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. Recommended Action: Approve Project

2. 1:30 PM - 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 an
   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. **Recommended Action:** Approve Project

3. **1:30PM - 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 footprint. The property is located at 24876 Pescadero Road, Carmel (Assessor's Parcel Number 009-122-019-000), Carmel Land Use Plan, Coastal Zone. **Recommended Action:** Approve amendment to Combined Development Permit – PLN070016.

4. **1:30PM - FASH VICTORIA R - PLN110254**  
   **Project Planner:** Ramon Montano.  
   **Environmental Status:** Exempt.  
   **Project Description:** Coastal Administrative Permit to allow a new xxx 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.  
   **Recommended Action:** Approve Project

E. **OTHER MATTERS**

F. **ADJOURNMENT**

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Zoning Administrator’s alternative actions on any matter before it.

**DOCUMENT DISTRIBUTION:** Documents relating to agenda items that are distributed to the Zoning Administrator less than 72 hours prior to the meeting are available for public inspection at the front counter of the Resource Management Agency – Planning and Building Services Departments, Monterey County Government Center, 168 W. Alisal Street, 2nd Floor, Salinas, CA. Documents distributed by County staff at the meeting of the Zoning Administrator will be available at the meeting.

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