Monterey County Zoning Administrator

AGENDA
Thursday, April 28, 2011

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

Mike Novo, Zoning Administrator   Michael Trapani, Water Resources Agency
Patrick Treffry, Environmental Health   Chad Alinio, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: March 31, 2011

D. SCHEDULED ITEMS

1. 1:30PM - MILLER FORREST E & CYNTHIA DAVIS MILLER TR - PLN110084
   Project Planner: Ashley Nakamura. Environmental Status: Exempt. Project Description:
   Design Approval to allow the demolition of an existing 3,152 square foot residence and the
   construction of a new 5,999 square foot two-story single family dwelling with a 3,282 square foot
   first floor, 1,007 square foot second floor, a 1,710 square foot basement located entirely below
   grade, an attached 436 square foot two-car garage, garden walls less than six feet in height, and
   863 square feet of covered patios, and. Colors and materials to consist of white stucco and
   orange, tan and brown combination tile roofing. The property is located at 970 Coral Drive,
   Pebble Beach, (Assessor's Parcel Number 007-255-022-000), Greater Monterey Peninsula Area
   Plan. Recommended Action: Approve Project

2. 1:35PM - OK SWEETHEART LLC - PLN100641
   Project Planner: Anna Quenga. Environmental Status: Exempt. Project Description:
   Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design
   Approval to allow the demolition of a 973 square foot single family dwelling with a 171 square
   foot attached garage and retaining walls and the construction of a three-story 1,800 square foot
   single family dwelling with a below ground one-car garage, a 118.7 square foot entry walk, a 56
   square foot covered porch, a 44.8 square foot east patio, a 373.4 west patio and stairs, a 29.1
   square foot trash and pump enclosure, a 56 square foot upper deck, various planters at the front
   and rear yards, and associated grading of approximately 350 cubic yards of cut and 100 cubic
   yards of fill; 2) a Coastal Development Permit to allow development within 750 feet of a known
   archaeological resource; and 3) a Coastal Administrative Permit to allow parking within the
   required front setback. Colors and materials to consist of light beige cement plaster for the body,
   beige trim, light and medium beige stone veneer, and a Spanish tile roof. The property is located
   at 2561 15th Avenue, Carmel (Assessor's Parcel Number 009-402-003-000), Carmel Area Land
   Use Plan, Coastal zone. Recommended Action: Approve Project
3. **1:35PM - PRADER ASSOCIATES - PLN090365**  
**Project Planner:** Ramon Montano. **Environmental Status:** Exempt. **Project Description:** CONTINUED FROM APRIL 14, 2011. Combined Development Permit to establish an Agricultural Support facility for the processing of grapes grown on site into wine consisting of: 1) a Use Permit to convert existing 2,825 square foot accessory structure into an agricultural processing facility that will process approximately 4,000 to 5,000 cases of wine a year; and 2) a Use Permit to allow nine existing 2,500 water tanks for the purposes of fire protection to remain on slopes in excess of 25%. The plant is designed to incorporate 48 existing ground mounted solar panels in order to remain connection free of existing public utilities. The project is located at 32930 Sycamore Flat Road, Greenfield, (Assessors Parcel Number 419-411-023-000) south of the intersection of Arroyo Seco Road and Sycamore Flat Road in the Central Salinas Area Plan.  
**Recommended Action:** Approve Project

4. **1:40PM - Durao Melvin Joseph Jr - PLN100054**  
**Project Planner:** Delinda Robinson. **Environmental Status:** Exempt. **Project Description:** Combined Development Permit consisting of: 1) Coastal Administrative Permit for a 1,020 square foot single story living room addition to an existing 8,016 square foot single family residence with a 452 square foot attached garage and an 880 square foot detached garage; 2) Variance to exceed maximum allowed Pescadero Watershed coverage; and 3) Design Approval. The property is located at 1568 Sonado Road, Pebble Beach (Assessor's Parcel Number 008-202-004-000), Del Monte Forest area, Coastal zone. **Recommended Action:** Approve Project

5. **1:45PM - TALBOTT AUDREY S LIFE EST - PLN090319**  
**Project Planner:** Delinda Robinson. **Environmental Status:** Exempt. **Project Description:** Amendment to previously approved Use Permit for a winery (ZA07153) to: 1) delete Condition number 6; and 2) allow the conversion of an existing approximately 520 square foot office space into a retail wine tasting and sales room. The property is located at 1380 River Road, Gonzales (Assessor's Parcel Number 167-051-019-000), southeasterly of River Road between Limekiln Road and Gonzales River Road, Central Salinas Valley area. **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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