Monterey County Zoning Administrator

AGENDA
Thursday, September 24, 2009

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
Janna Faulk, Environmental Health   Chad Alinio, RMA - Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: None

D. SCHEDULED ITEMS

DESIGN APPROVALS (CONSENT)

1. 1:30PM - SANDERS PHILIP M & CYNTHIA M - DA090259
   PLANNING AREA: GREATER MONTEREY PENINSULA AREA. PROJECT PLANNER: CYNTHIA BETTENCOURT. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: DESIGN APPROVAL TO AMEND DA090099 TO ALLOW THE DEMOLITION OF AN EXISTING 2,316 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A 3,416 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING WITH A 36 SQUARE FOOT COVERED ENTRY PORCH, NINE NEW SKYLIGHTS; A 127 SQUARE FOOT GARAGE ADDITION, A 660 SQUARE FOOT GARAGE RE-ROOF, NEW CABLE GUARDRAILS AT DECK, A NEW 462 SQUARE FOOT, 6 FOOT HIGH STUCCO CMU WALL AND WOOD GATE. MATERIALS AND COLORS AS PREVIOUSLY APPROVED: EXTERIOR STUCCO WALLS (BENJAMIN MOORE/HAMPSHIRE TAUPE 990), TRIM (BENJAMIN MOORE/TICONDEROGA TAUPE 992), ROOFING (CHARCOAL GRAY COMPOSITION SHINGLES), WINDOWS (GRAY ALUMINUM CLAD WOOD WINDOWS). THE PROPERTY IS LOCATED AT 1098 MAJELLA ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-161-010-000), GREATER MONTEREY PENINSULA AREA.

SCHEDULED ITEMS

2. 1:35PM - KUCHTA HARRY TR ET AL - PLN070558
   PLANNING AREA: CENTRAL SALINAS VALLEY AREA. PROJECT PLANNER: ERIC SNIDER. ENVIRONMENTAL STATUS: TBD. PROJECT DESCRIPTION: USE PERMIT TO ALLOW THE OPERATION OF A WINERY (NOT TO EXCEED 10,000 CASES PER YEAR) AND CONSTRUCTION OF A 384 SQUARE FOOT TASTING ROOM. THE WINERY SHALL UTILIZE AN EXISTING ON-SITE BUILDING. THE USE SHALL ALSO ALLOW ASSOCIATED WINERY-RELATED EVENTS NOT EXCEEDING TEN DAYS ANNUALLY. THE PROPERTY IS LOCATED AT 45181 ARROYO SECO ROAD, GREENFIELD (ASSESSOR'S PARCEL NUMBER 419-411-030-000), CENTRAL SALINAS VALLEY AREA. RECOMMENDED ACTION: APPROVE PROJECT
3. 1:40PM - CEDAR LANE VINEYARDS LLC - PLN090139
PLANNING AREA: CENTRAL SALINAS VALLEY AREA. PROJECT PLANNER: STEVE MASON.
ENVIRONMENTAL STATUS: NEGATIVE DECLARATION. PROJECT DESCRIPTION: EXTENSION
OF 4 YEARS TO A PREVIOUSLY APPROVED PERMIT PLN060471. NO CHANGES PROPOSED: USE
PERMIT TO ALLOW THE OPERATION OF A WINERY AND TASTING ROOM FACILITY
(AGRICULTURAL PROCESSING PLANT) UTILIZING EXISTING BUILDINGS ON SITE. THE WINERY
OPERATION WILL PRODUCE A MAXIMUM OF 5,000 CASES OF WINE ANNUALLY. MINIMAL
GRADING (LESS THAN 100 CUBIC YARDS OF CUT AND FILL) IS PROPOSED FOR IMPROVEMENTS
TO EXISTING ENTRY ACCESS ROAD AND OTHER ASSOCIATED INFRASTRUCTURE. THE PROJECT
WILL NOT HAVE TREE OR VEGETATION REMOVAL. THE PROPERTY IS LOCATED AT 42751
ARROYO SECO ROAD (ON CEDAR AVENUE), SOLEDAD (ASSSESSOR'S PARCEL NUMBER 109-391-
010-000), CENTRAL SALINAS VALLEY AREA. RECOMMENDED ACTION: ADOPT NEGATIVE
DECLARATION AND 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.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as
required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules
and regulations adopted in implementation thereof. For information regarding how, to whom and when a person
with a disability who requires a modification or accommodation in order to participate in the public meeting may
make a request for disability-related modification or accommodation including auxiliary aids or services or if you
have any questions about any of the items listed on this agenda please call the Monterey County Resource
Management Agency - Planning Department at (831) 755-5025.