Monterey County Zoning Administrator

AGENDA
Thursday, July 28, 2011

Montery 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, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: June 9 and 30, 2011

D. SCHEDULED ITEMS

1. 1:30PM - ESALEN INSTITUTE - PLN110103
   Project Planner: Elizabeth Gonzales.  Environmental Status: Addendum to Mitigated Negative Declaration.  Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the construction of a new 8' x 16' concrete slab, an eight foot long retaining wall (five feet in height) and the relocation of the existing generator; and 2) a Coastal Development Permit for development within 750 feet of a known archaeological resource.  Project includes approximately 15 cubic yards of grading.  The property is located at 55000 Highway 1, Big Sur (Assessor's Parcel Number 421-011-006-000), Big Sur Coast Land Use Plan area, Coastal zone.  Recommended Action: Approve Project.

2. 1:30PM - JACKSON FAMILY ESTATES II LLC - PLN110252
   Project Planner: Valerie Negrete.  Environmental Status: Exempt.  Project Description: Amendment to a previously approved Use Permit (PLN080089) for the Kendall Jackson winery to change and adjust the location of the newly approved additions to the winery building structure and allow the phased development of the 87,000 square foot addition.  Phase I will include a 26,000 square foot fermentation tank area underneath a canopy between two existing buildings and Phase II will consists of a 61,000 square foot barrel storage building with an administrative office.  The property is located at 37300 Doud Road, Soledad (Assessors Parcel Number 183 021 015 000), Central Salinas Valley Area Plan.  Recommended Action: Approve Project.

3. 1:30PM - VENTANA PROPERTY HOLDINGS LLC & GIANOLINI ROY C & - PLN100603
   Project Planner: Anna Quenga.  Environmental Status: Exempt.  Project Description: Use Permit to allow the temporary installation of a 198-foot high Meteorological (MET) Data Collection Tower for approximately two (2) years.  The property is located at 38740 Los Coches Road, Soledad (Assessor's Parcel Numbers 183-021-035-000 and 183-021-036-000), Central Salinas Valley Area Plan.  Recommended Action: Approve Project.
4. 1:30 PM - SMITH-MONTEREY LLC - PLN100607
Project Planner: Anna Quenga. Environmental Status: Exempt. Project Description: Use Permit to allow the temporary installation of a 198-foot high Meteorological (MET) Data Collection Tower for approximately two (2) years. The property is located east of the intersection of Highway 101 and Lagomarsino Avenue, Soledad (Assessor's Parcel Number 221-072-005-000), Central Salinas Valley Area Plan. Recommended Action: Approve Project.

5. 1:30 PM – SALINAS LAND COMPANY - PLN100609
Project Planner: Anna Quenga. Environmental Status: Exempt. Project Description: Use Permit to allow the temporary installation of a 198-foot high Meteorological (MET) Data Collection Tower for approximately two (2) years. The property is located at the southeast of the intersection of Highway 101, Central Avenue, and Thompson Canyon Road, Soledad (Assessor's Parcel Number 221-102-013-000), Central Salinas Valley Area Plan. Recommended Action: Approve Project.

6. 1:30 PM - KIM STEPHEN & DEIRDRE SHEEDY TRS - PLN100635
Project Planner: Paula Bradley. Environmental Status: Exempt. Project Description: Administrative Permit to allow the construction of a 5,694 square foot single family residence including a 618 square foot garage, a 719 square foot guest suite, a 1,704 square foot covered patio, a 1,755 square foot open patio, a 952 square foot swimming pool, a six foot high 90 linear foot retaining wall; a Tree Removal Permit for the removal of a 42" diameter valley oak and a 10" diameter coast live oak; and Design Approval. Grading is approximately 2,290 cubic yards (1,145 cubic yards cut and 1,145 cubic yards fill). The property is located at 8 Arroyo Sequoia, Carmel (Assessor's Parcel Number 239-091-016-000), Greater Monterey Peninsula Area Plan. 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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