Monterey County Zoning Administrator

AGENDA
Thursday, May 12, 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: None

D. SCHEDULED ITEMS

1. 1:30 PM - PRADER ASSOCIATES - PLN090365
   Project Planner: Ramon Montano. Environmental Status: Exempt. Project Description: CONTINUED FROM APRIL 28, 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 project 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

2. 1:30 PM – CHANG STEVEN H/NANCY – PLN100337
   Project Planner: Carl Holm. Environmental Status: Categorically Exempt per 15303(e).
   Project Description: Modification to Design Approval approved by the Zoning Administrator on December 9, 2010 allowing: construction of a 1,014 square foot three-car garage, a 6-foot tall 170 lineal foot fence along the edge of the northerly side of the road right of way, a 135 square foot single family dwelling deck addition, replacement/reconfiguration of deck stairs, a 112 square foot cargo container, an two sheds (80 and 112 sf). Modifications include allowing temporary (6 month) use of a 400 square foot storage container during construction of the garage and pillars between the 6-foot tall fence panels that extend up to 7 feet tall. The property is located at 10350 Saddle Road, Monterey (Assessor's Parcel Number 416-191-025-000), Greater Monterey Peninsula 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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