Monterey County Zoning Administrator

AGENDA
Thursday, April 30, 2009

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

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

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES:

D. SCHEDULED ITEMS

DESIGN APPROVALS (CONSENT)

1. 1:30PM - BOWMAN GEORGE V & DOLORES S TR - DA080330
PLANNING AREA: CARMEL AREA.  PROJECT PLANNER: DANIEL LISTER.
ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT.  PROJECT
DESCRIPTION: DESIGN APPROVAL FOR THE CONSTRUCTION OF A 4 FOOT
HIGH, 20 FOOT LONG FENCE FOR AN EXISTING SINGLE FAMILY DWELLING.
MATERIALS: NATURAL AND GREEN COLORED T-POSTS AND STRAIGHT
WIRE WITH A PLANTED CREEPING FIG. THE PROJECT IS LOCATED AT 24370
SAN LUIS AVENUE IN CARMEL (ASSESSORS PARCEL NUMBER: 009-021-002-
000), CARMEL AREA, COASTAL.

SCHEDULED ITEMS

2. 1:35PM - PEPE RICHARD & SANDRA TRS - PLN070577
PLANNING AREA: DEL MONTE FOREST AREA.  PROJECT PLANNER:
RAMON MONTANO.  ENVIRONMENTAL STATUS: CATEGORICALLY
EXEMPT.  PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT
CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE
DEMOLITION OF A ONE-STORY SINGLE FAMILY DWELLING WITH AN
ATTACHED ONE-CAR GARAGE; AND 2) COASTAL ADMINISTRATIVE PERMIT
TO ALLOW THE CONSTRUCTION OF A 7,011 SQUARE FOOT THREE-STORY
SINGLE FAMILY RESIDENCE WITH A 753 SQUARE FOOT BELOW GRADE
ATTACHED THREE-CAR GARAGE; AND 3) COASTAL DEVELOPMENT PERMIT
TO ALLOW THE CONSTRUCTION OF A 573 SQUARE FOOT CARETAKER'S
UNIT AND GRADING (APPROX. 350 CUBIC YARDS OF CUT AND 350 CUBIC
YARDS OF FILL); VARIANCE TO EXCEED ALLOWABLE COVERAGE LIMITS
IN THE PESCADERO WATERSHED BY INCREASING STRUCTURAL
COVERAGE FROM 2,607 TO 5,515 SQUARE FEET AND REDUCING IMPERVIOUS SURFACE COVERAGE FROM 3,372 SQUARE FEET TO 2,543 SQUARE FEET (8,058 SQUARE FEET TOTAL) AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 3908 RONDA ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-233-007-000), DEL MONTE FOREST AREA, COASTAL ZONE. **RECOMMENDED ACTION:** APPROVE PROJECT

3. **1:40PM - TMV LANDS (WINERY) - PLN080113**
   **PLANNING AREA:** CENTRAL SALINAS VALLEY AREA. **PROJECT PLANNER:** NADIA AMADOR. **ENVIRONMENTAL STATUS:** CATEGORICALLY EXEMPT. **PROJECT DESCRIPTION:** USE PERMIT TO ALLOW THE OPERATION OF A WINERY (AGRICULTURAL PROCESSING PLANT) WITH TASTING ROOM UTILIZING AN EXISTING STRUCTURE ON-SITE. THE WINERY WILL PRODUCE UP TO 5,000 CASES OF WINE ANNUALLY. THE PROPOSED PROJECT WILL INVOLVE CONVERTING AN EXISTING 2,500 SQUARE FOOT AGRICULTURE STORAGE BUILDING INTO THE WINERY AND TASTING ROOM FACILITY. THE PROJECT ALSO INCLUDES THE PROPOSAL FOR SPECIAL EVENTS OCCURRING FOUR TIMES A YEAR WITH A MAXIMUM CAPACITY FOR 100 GUESTS PER EVENT. THE PROJECT SITE CAN ACCOMMODATE 62 UN-PAVED PARKING SPACES. NO GRADING OR TREE REMOVAL IS PROPOSED. THE PROPERTY IS LOCATED AT 32720 RIVER ROAD, SOLEDAD (ASSESSOR'S PARCEL NUMBER 216-021-019-000), APPROXIMATELY 0.5 MILES SOUTH OF THE INTERSECTION OF SANCHEZ ROAD AND RIVER ROAD, CENTRAL SALINAS VALLEY AREA PLAN. **RECOMMENDED ACTION:** APPROVE PROJECT

4. **1:45PM - EMSLEY S SCOTT & LAUREL A - PLN080513**
   **PLANNING AREA:** CARMEL AREA. **PROJECT PLANNER:** JOHN FORD. **ENVIRONMENTAL STATUS:** CATEGORICALLY EXEMPT. **PROJECT DESCRIPTION:** COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF ONE 15 - INCH DIAMETER MONTEREY PINE TREE REQUIRED TO REALIGN AND MAKE IMPROVEMENTS TO AN EXISTING DRIVEWAY AND DESIGN APPROVAL FOR A KEYSTONE RETAINING WALL. THE PROJECT IS LOCATED AT 10 MAL PASO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 243-194-020-000 AND 243-194-021-000), CARMEL LAND USE PLAN, COASTAL ZONE. **RECOMMENDED ACTION:** APPROVE PROJECT

5. **1:50PM - Bray Albert L & Ina M BRAY TRS - PLN080414**
   **PLANNING AREA:** SOUTH COUNTY AREA. **PROJECT PLANNER:** GUY MOUSSALLI. **ENVIRONMENTAL STATUS:** CATEGORICALLY EXEMPT. **PROJECT DESCRIPTION:** CONTINUED FROM 3/26/09. USE PERMIT TO ALLOW THE DRILLING OF SIX EXPLORATORY OIL AND GAS WELLS ON TWO SITES WITHIN THE SAME PARCEL, LOCATED IN SECTION 3, RANGE 9 EAST OF TOWNSHIP 22 SOUTH WITHIN THE SOUTH COUNTY PLANNING AREA. THREE WELLS ARE PROPOSED FOR EACH OF THE TWO SITES, KNOWN AS THE NORTH PARIS VALLEY (NPV) NO. 1 DRILL SITE AND THE CENTRAL PARIS VALLEY (CPV) NO. 1H DRILL SITE. (ASSESSOR'S PARCEL...
NUMBER 422-281-001-000). THE PROJECT IS LOCATED ALONG THE EAST SIDE OF PARIS VALLEY ROAD, WEST OF HIGHWAY 101 AND FOUR MILES NORTH OF THE TOWN OF SAN ARDO, SOUTH COUNTY AREA PLAN.

RECOMMENDED ACTION: APPROVE PROJECT

E. OTHER MATTERS

F. ADJOURNMENT

The Recommendation Action section indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Planning Commission’s alternative actions on any matter before it.

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