Monterey County Zoning Administrator

AGENDA
Thursday, October 9, 2014

Monterey County Government Center – Board of Supervisors Chambers
168 W. Alisal Street
Salinas, CA 93901
9:00 a.m.

Jacqueline Onciano, Zoning Administrator
Janna Faulk, Environmental Health
Jennifer Bodensteiner, Water Resources Agency
Chad Alinio, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: September 11 and September 25, 2014

D. SCHEDULED ITEMS

1. 9:00 AM - CARMEL CUTTING HORSES INC - PLN140520
Project Planner: Lucy Bernal. Project Location: 33754 Carmel Valley Rd, Carmel Valley.
Assessor’s Parcel No: 197-211-011-000. Permit Type: Design Administrative. Planning Area: Cachagua. Environmental Status: Categorical Exemption. Project Description: Design Approval to allow the demolition of an existing 3,711 square foot residence and construction of a new 4,105 square foot residence with an 802 square foot garage. Recommended Action: Approve Project

2. 9:00 AM - CUCURA PATTIE LYNN TR - PLN140576
Project Planner: Lucy Bernal. Project Location: 84 Piedras Blancas, Carmel Valley.
Assessor’s Parcel No: 189-481-002-000. Permit Type: Design Administrative. Planning Area: Carmel Valley Master Plan. Environmental Status: Categorical Exemption. Project Description: Design Approval to allow the construction of an 1,186 square foot two-story residence with an 86 square foot covered patio and 105 square foot deck. Approximately 146 cubic yards of cut and 88 cubic yards of fill will be required for the construction of the residence and related site improvements. Recommended Action: Approve Project

3. 9:00 AM - McINTYRE VINEYARD PARTNERS LLC - PLN140211
Project Planner: Ashley Nakamura. Project Location: West of the intersection of River Road and Sanchez Road, Gonzales. Assessor’s Parcel No: 216-013-032-000. Permit Type: Permit Extension. Planning Area: Central Salinas Valley. Environmental Status: Categorical Exemption. Project Description: Extension of a previously approved Combined Development Permit (PLN070470) consisting of: 1) Use Permit to allow the construction and operation of a winery (agricultural processing plant) and tasting room. The winery operation will have an annual production of up to 50,000 cases of wine. The proposed project will involve the construction of two (2) buildings of 6,220 square feet and 13,896 square feet, courtyard area, parking lot,
driveways, septic and waste water systems and allow for private events; grading of approximately 19,700 cubic yards (9,850 cubic yards of cut and 9,850 cubic yards of fill); and 2) Use Permit for development on slopes in excess of 30%. **Recommended Action:** Approve Project

4. **9:00 AM - ATWELL RICHARD - PLN140127**  
   **Project Planner:** Daniel Lister. **Project Location:** 26450 Via Mallorca, Carmel. **Assessor’s Parcel No:** 015-281-010-000. **Permit Type:** Use Permit. **Planning Area:** Carmel Valley Master Plan. **Environmental Status:** Categorical Exemption. **Project Description:** Use Permit to allow the remodel of an existing single family dwelling within the Carmel Valley Floodplain. A Design Approval was previously approved for the remodel of the dwelling (PLN120649). **Recommended Action:** Approve Project

5. **9:00 AM - AMERICAN TAKII INC - PLN130738**  
   **Project Planner:** Steve Mason. **Project Location:** 301 Natividad Rd, Salinas. **Assessor’s Parcel No:** 211-012-027-000. **Permit Type:** Combined Development Permit. **Planning Area:** Greater Salinas. **Environmental Status:** Negative Declaration. **Project Description:** CONTINUED FROM SEPTEMBER 25, 2014. Combined Development Permit consisting of a: (1) Use Permit to allow the construction of a 30,500 square foot warehouse/office, 4,171 square foot attached canopy and 200,000 gallon irrigation water tank; (2) Variance for building coverage in excess of 5% (6.2%); (3) Use Permit for modification of parking standards (148 spaces required/107 parking spaces proposed). Project to include 1,600 cubic yards of grading (800 cubic yards of cut/800 cubic yards of fill). **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.

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