

**MONTEREY COUNTY ZONING ADMINISTRATOR  
THURSDAY, MAY 12, 2016  
MINUTES**

**A. ROLL CALL – 9:31 a.m.**

Present: Jacqueline R. Onciano, Zoning Administrator  
Patrick Treffry, Environmental Health Bureau  
Michael Goetz, RMA-Public Works

Absent: Representative from Water Resources Agency

**B. PUBLIC COMMENTS - None**

**C. APPROVAL OF MINUTES: April 14, 2016**

The Zoning Administrator accepted the minutes of April 14, 2016 as submitted.

**D. SCHEDULED ITEMS:**

**1. LARSEN RICHARD H & LARSEN DARYL M TRS – PLN160177**

**Project Planner:** Daniel Lister. **Project Location:** 55 Riley Ranch Road, Carmel CA.

**Primary Parcel No:** 243-112-015-000. **Planning Area:** Carmel Area Land Use Plan.

**Environmental Status:** Categorical Exemption. **Project Description:** Consider a Design Approval to enclose two covered porches and replace doors, windows, and paint on an existing barn.

Project Planner Daniel Lister submitted a memorandum to the Zoning Administrator, dated May 12, 2016, summarizing correspondence received on May 10 and May 11, 2016, from four parties: 1) Nancy Runyon, Alliance of Monterey Area Preservationists, sharing her belief that the subject barn is historically significant; 2) August Louis requesting a continuance and expressing concern that the barn is historically significant and proposed alterations and use are out of character; 3) Project representative Anthony Lombardo voicing opposition to any continuance; and 4) Mathew Fuzie indicating his support for the project.

Public Comment: Applicant representative Anthony Lombardo vehemently voiced his opposition to any continuance.

The Zoning Administrator, upon verifying that Mr. Louis had been provided the standard notification for today's meeting as well as an advanced telephone advisory of the meeting date from the Project Planner, to which there was no response indicating a schedule conflict, decided the matter would proceed as scheduled.

Project Planner Daniel Lister presented the project.

The Zoning Administrator confirmed with staff there were no code violations and called for a short recess so staff could provide the historic report completed for the property.

*Recess 9:45 a.m. Reconvened: 9:50 a.m.*

The Zoning Administrator found the project to be categorically exempt per Section 15301(1) of the CEQA guidelines and approved the project based on the evidence and findings, noting there were no conditions of approval.

**2. PIETRO FAMILY INVESTMENTS – PLN150598**

**Project Planner:** Elizabeth Gonzalez. **Project Location:** 26324 Valley View Avenue, Carmel. **Primary Parcel No:** 009-463-016-000. **Planning Area:** Carmel Land Use Plan. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** Consider adoption of a Mitigated Negative Declaration and approval of Design Approval and Coastal Development Permit to allow additions to an existing single-family dwelling within 750 feet of a known archaeological resource.

Project Planner Elizabeth Gonzales presented the project and advised that she had received on May 11, 2016, a revised site plan showing a structural connection of the guesthouse to the house. Due to this change to the project, staff has added a condition requiring a 10-foot setback.

Public Comment: Architect Adam Jeselnick, applicant's representative, agreed to the conditions.

Discussion followed regarding the accessory structure's classification, legality of the structural connection, and nonconforming setback.

The Zoning Administrator provided instruction to staff to research any exceptions to setback requirements and trailed the item to follow Item 4.

**3. CHAPIN, JR. – PLN160206/PLN160207/PLN160208/PLN160209**

**Project Planner:** Joe Sidor. **Project Location:** 11681/11683/11685/11687 Preston Street, Castroville. **Primary Parcel No:** 008-341-046-000. **Planning Area:** North County, Castroville Community Plan. **Environmental Status:** Categorically Exempt. **Project Description:** Consider Design Approvals to allow construction of four 1,348-square-foot one-story, single-family dwellings with attached 417-square-foot garages, and approximately 80 linear feet of fencing for each dwelling.

Project Planner Joe Sidor presented the project.

Public Comment: No applicant or applicant's representative was present.

The Zoning Administrator upon finding that neither the applicant nor applicant's representative was present to discuss the item, continued the item and instructed staff to convey her concern regarding the architecture's cookie-cutter appearance to the applicant.

*Recess 10:25 a.m. Reconvened 10:37 a.m.*

***Trailed Item:***

**2. PIETRO FAMILY INVESTMENTS – PLN150598**

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Staff reported that after thoroughly researching Title 20, no applicable exceptions were found.

The Zoning Administrator instructed staff to strike the just added Condition number 8 regarding the 10-foot setback and to modify Condition number 2 to accurately reflect the remaining number of conditions. The Zoning Administrator adopted the Mitigated Negative Declaration and Mitigation Monitoring and Report Plan and approved the project based on the evidence and findings, and subject to the conditions of approval.

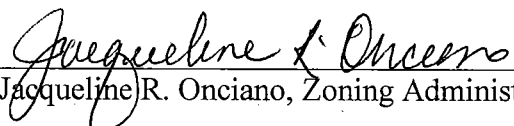
**OTHER MATTERS:**

RMA-PW representative Michael Goetz proffered the suggestion that the benefits of adding a boundary survey requirement on certain future zoning applications be given consideration. He cited today's Agenda Item 2 as an example where a boundary survey could have been invaluable.

The Zoning Administrator committed to taking his suggestion to Senior Staff for discussion.

**F. ADJOURNMENT – 10:51 a.m.**

Date Adopted: May 26, 2016

  
Jacqueline R. Onciano, Zoning Administrator

JRO/rh