

**MONTEREY COUNTY ZONING ADMINISTRATOR
THURSDAY, MAY 26, 2016
MINUTES**

A. ROLL CALL – 10:45 a.m.

Present:

Jacqueline R. Onciano, Zoning Administrator

Patrick Treffry, Environmental Health Bureau

Chad Alinio, RMA-Public Works

Absent:

Representative from Water Resources Agency

B. PUBLIC COMMENTS – There were no comments received from the public

C. APPROVAL OF MINUTES: May 12, 2016

The Zoning Administrator accepted the minutes of May 12, 2016 as submitted.

D. SCHEDULED ITEMS:

The Zoning Administrator went out of order starting with Scheduled Item 2

3. RANCHO SIN FRENOS LLC – PLN140232

Project Planner: Daniel Lister. **Project Location:** 8 Corral Run, Carmel CA.

Primary Parcel No: . **Planning Area:** Cachagua Area Plan . **Environmental Status:** Categorical Exemption. **Project Title:** Continue the hearing to a date uncertain for the Amendment of a Use Permit (PLN020311) to allow expansion of wine production from 5,000 cases to 7,500 cases; and allow importation of grapes.

Project Planner Daniel Lister advised that staff was recommending a continuance to a date uncertain to allow the applicant to submit additional information.

Public Comment: None

The Zoning Administrator continued the project to a date uncertain with instruction that when the item is brought back, it must be re-noticed.

2. 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 advised that this item was continued from the May 12, 2016 Zoning Administrator meeting and presented the project.

The Zoning Administrator clarified for the record that the item was continued as no representative was present at the May 12, 2016 Zoning Administrator Meeting. Further, her request to staff was to review the proposed architectural features in relation to the Castroville Community Plan; however, no specific direction concerning changing the dwellings' façade had been requested.

Public Comment: Sue Putnam, applicant's representative, advised that had not been her understanding of the reason for the continuance and provided that she was okay with the façade changes and agreed with the conditions of approval.

The Zoning Administrator found the project to be Categorically Exempt per Section 15303 of the CEQA Guidelines and approved the project based on the evidence and findings, and subject to the 25 conditions of approval.

4 LKTLR Holdings II LLC (PLN150830)

Project Planner: Ashley Nakamura. **Project Location:** 3183 Del Ciervo Road, Pebble Beach, CA. **Primary Parcel No:** -000. **Planning Area:** Del Monte Forest Land Use Plan. **Environmental Status:** Categorically Exempt per Section 15303(a). **Project Description:** Combined Development Permit to allow construction of a single-family dwelling that includes removal of approximately 10 protected trees and development within 750 feet of an archaeological resources.

Project Planner Ashley Nakamura presented the project.

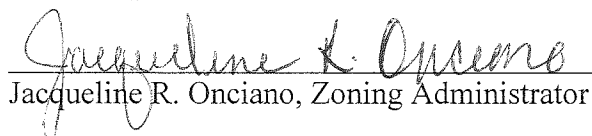
Public Comment: Tina Hannas-DeFreitas, applicant's representative, agreed to the conditions of approval.

The Zoning Administrator found the project Categorically Exempt per Section 15303(a) of the CEQA Guidelines and approved the Combined Development Permit based on the evidence and findings, and subject to the conditions of approval.

OTHER MATTERS: None

F. ADJOURNMENT – 11 a.m.

Date Adopted: June 09, 2016


Jacqueline R. Onciano, Zoning Administrator

JRO/rh