

**DRAFT**

**MONTEREY COUNTY ZONING ADMINISTRATOR  
January 30, 2003  
MINUTES**

**A. ROLL CALL:**

Present:

**B. PUBLIC COMMENT:**

**C. APPROVAL OF MINUTES:** The Minutes for the January 9, 2003, meeting were approved.

**D. DESIGN APPROVALS:**

**1. JIMENEZ JAMES G & MARGARET K T (DA020459)**

Design Approval to allow for the demolition of an existing 2,824 sq. ft. one-story single family dwelling and to allow the construction of a new 3,512 sq. ft. two-story single family dwelling with garage and finished basement, four foot high stucco exterior walls, retaining walls ranging from four to eight feet, six foot iron fence, fountain and fire pit. Color and materials: clay tile roofing, stucco exterior walls (Kelly Moore km 560-l-sand), trim (Kelly Moore km 562-m-tan), exterior doors (stained wood) and windows (hunter green), copper gutters and stone veneer. The property is located at 2992 Cormorant Road, Pebble Beach (Assessor's Parcel Number 007-261-010-000), Monterey Peninsula Country Club area.

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**2. FRUDDEN DIANE AND ROGERS DON (DA020503)**

Design Approval to allow the construction of a 3,448 square foot single family dwelling with an 852 square foot attached garage; 576 square foot detached garage; 6.5 foot courtyard wall; and 3.5 foot retaining wall. Colors and materials will consist of taupe plaster and Carmel stone veneer; heirloom white windows and French doors; semitransparent stained wood doors, shutters and posts; and "quarry-slate" fiber-cement roof. The project is located on Pine Canyon Road, Salinas (Assessor's Parcel Number 416-449-012-000), south and east of the intersection of Live Oaks Way and Pine Canyon Road, Toro area.

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**E. SCHEDULED ITEMS:**

**3. HAN KHING & YVONNE (DA020380)**

Design Approval to allow the construction of an 81 sq. ft. first story sunroom addition and 1,560 sq. ft. second story addition (including deck) to an existing one-story single family dwelling. Materials and colors to match the existing residence. The property is located at 25685 Tierra Grande Road, Carmel (Assessor's Parcel Number 169-271-003-000), northeasterly of the intersection of Tierra Grande Road and Doud Road, Carmel Valley area.

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**4. CLARK MARTEN A & JOANN Y (PLN020443)**

Variance to allow an increase in building site coverage from 59.7% to 63.9%, and floor area ratio from 67.1% to 71.3%; and design approval to allow a 240 square foot addition (enclosure of entry court), replacement of windows and doors, addition of new vent grills, reconfiguration of an existing deck and exterior stairs, and 3 foot high retaining wall. The property is located at 3307 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-521-007-000), Pebble Beach Townhouses, Del Monte Forest area, Coastal Zone.

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**5. RICKETTS RANDALL (PLN020164)**

Combined Development Permit consisting of an Administrative Permit for a 2,761 sq. ft. single family dwelling and 392 sq. ft. two-car garage, grading (800 cu. yds. cut/800 cu. yds. fill), and tree removals (two protected oaks) in an ldr/1-d-s district; a Use Permit for development on slopes in excess of 30%; a Variance for a 20 foot front yard setback where a 30 foot minimum setback is required; and Design Approval. The property is located at 4 Vista Ladera, Carmel Valley (Assessor's Parcel Number 187-111-026-000), off of La Rancheria, lower lot, Mid Carmel Valley area.

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**6. DOW BRAD (PLN020318)**

Combined Development Permit consisting of a Coastal Administrative Permit for the demolition of an existing 2,000 square foot one-story single family dwelling and the construction of a new 5,729 square foot two-story single family dwelling with an attached 735 square foot garage and attached 375 square foot office; Coastal Development Permit for tree removal; and Design Approval. The property is located at 3157 Don Lane, Pebble Beach (Assessor's Parcel Number 008-362-002-000), Del Monte Forest, Coastal Zone.

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**7. PARSONS WILLIAM K & MARY E (PLN020330)**

Use Permit to allow for the continued operation for three years of an established 2,000 case-per-year cottage industry winery located in an existing 2,189 sq. ft. garage unit (the floor area to be used is a total of 1,751 sq. ft.). The original Use Permit was granted for 1 year, pursuant to the County's Cottage Industry ordinance. The 9.24-acre property is located at 74 E. Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 197-011-005-000), one half mile east of Carmel Valley Village.

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**8. COASTAL CYPRESS CORPORATION ( PLN020031)**

Continued from December 12, 2002. Variance for reduced front yard setback requirements for a non-habitable accessory structure (wall). The Variance would allow construction of a 10-foot high wall holding a 15-foot front yard setback where 50 feet are required. The property is the site of the Chateau Julian Winery, located at 8940 Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 169-161-001-000), Carmel Valley Master Plan area.

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**9. MELTZER CLIFFORD B & ROSE C ME (PLN020211)**

Coastal Administrative Permit to allow the construction of a two-story detached structure consisting of a 420 sq. ft. guesthouse and a 1,620 sq ft garage, a Variance to exceed the 5000 sq. ft. limitation on impervious structural coverage in the Pescadero Watershed, and Design Approval. The property is located at 3360 Kinglsey Court, Pebble Beach (Assessor's Parcel Number 008-162-021-000), Macomber Estates, Del Monte Forest area, Coastal Zone.

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**10. WELCOME JOSEPH H & MARLINE J (PLN010151)**

Combined Development Permit consisting of a Use Permit for auto and truck towing and storage operations, contractor's yard and offices, and contractor's equipment storage facility; and a Use Permit for three single-family residential units. The first Use Permit is for three towing operations, which occupy a majority of the property; for outdoor vehicle and equipment storage; for incidental indoor storage and office space (400 sq. ft.) for the largest of the three towing operations within an existing 5,600 square foot warehouse building; and for offices located in two modular buildings for the other two towing operations. The second Use Permit is for three existing legal non-conforming single-family residential units. The property is located at 1132, 1134, 1136 and 1138 Madison Lane, Salinas (Assessor's Parcel Number 261-041- 010-000), Boronda area, Greater Salinas area.

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**11. PATTERSON WILLIAM & RITA (PLN010578)**

Administrative Permit and Design Approval to allow construction of a 4,953 sq. ft. one-story single family dwelling with loggia, a 600 sq. ft. detached guesthouse, a 1,352 sq. ft. detached garage with an office and exercise room, a 96 sq. ft. detached wine cellar, septic system, retaining walls and grading (approximately 800 cu. yds. cut and 800 cu. yds. fill). The property is located at 27760 Schulte Road, Carmel Valley (Assessor's Parcel Number 416-571-019-000), south of Carmel Valley Road, Carmel Valley area.

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**12. LONDON & MORLEY (PLN010469)**

Continued from 12/12/02. A Variance for an increase in lot coverage from 25% to 25.6%, an increase in floor area ratio from 34.4% to 34.9%, and a reduction of the side yard setback from 7' to 1'4" and rear setback from 21'3" to 2'10"; and Design Approval for the conversion of an existing 393 sq. ft. detached shed to habitable space and a 59 sq. ft. addition to attach the converted habitable space to the existing residence. The property is located at 1475 Alva Lane, Pebble Beach (Assessor's Parcel Number 008-441-005-000), south of the intersection of Alva Lane and Ondulado Road, Del Monte Forest area, Coastal Zone.

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**F. OTHER ITEMS:**

**G. ADJOURNMENT:**

**ATTEST:**

**LYNNE MOUNDAY**  
**Zoning Administrator**

/lmr

as recommended.