

FINAL

**MONTEREY COUNTY ZONING ADMINISTRATOR
February 27 2003
MINUTES**

A. ROLL CALL:

Present: Lynne Mounday, Zoning Administrator; Laura Lawrence, Environmental Health; Bryce Hori, Public Works; Al Mulholland, Water Resources; Linda Rotharmel, Secretary

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: The Minutes for the January 30, 2003, and February 13, 2003, meeting were approved.

D. DESIGN APPROVALS:

1. THE FLETCHER COMPANY (DA020616)

Design Approval to allow for the construction of a new 4,837 sq. ft. two-story single family dwelling with an attached 681 sq. ft. three-car garage. Materials and colors of wood paneling and trim, precast concrete window sill and exterior plaster finish chimney stack and trim. The property is located at 700 Tesoro Road (Lot 92), Monterey (Assessor's Parcel Number 173-074-018-000), Pasadera Subdivision, Greater Monterey Peninsula area.

The Zoning Administrator described the Design Approval request. The Greater Monterey Peninsula Land Use Advisory Committee recommended approval of the project.

James Edinger, applicant's representative was present to answer any questions or concerns regarding the project.

After discussion the Zoning Administrator approved the Design Approval for DA020616.

2. EVERS TODD M & SHARYN F (DA020629)

Design Approval to allow for the construction of a two-story 6,102 sq. ft. single family dwelling with an attached 965 two-car garage and wine cellar basement. Materials and colors of plaster walls and concrete shingle roofing, clad wood framed windows. The property is located on Tesoro Road (Lot 96), Monterey (Assessor's Parcel Number 173-074-022-000), Pasadera Subdivision, Greater Monterey Peninsula area.

Rick Steres, applicant's representative, was present to answer any questions or concerns regarding the project.

The Zoning Administrator described the Design Approval request. The Greater Monterey Peninsula Land Use Advisory Committee recommended approval of the project.

After discussion the Zoning Administrator approved the Design Approval for DA020629.

E. SCHEDULED ITEMS:

3. Moreno Samuel P & Dora E (PLN020387)

Continued From 2/13/03. Administrative Permit to allow cut and fill activities, a small amount of which is on slopes exceeding 30% on .75 acres. The property is located at 10814 Assisi Way (Assessor's Parcel Number 125-461-001-000), Salinas, Greater Salinas Area.

Paul Mugan described the project. Staff recommends denial of the application for the Administrative Permit. He stated that half the fill came from Public Works and half from CalTrans and that a condition would need to be added regarding a grading permit. The property has a Code Enforcement violation and there is an investigation pending. There will also need to be a condition to include a video log for the RCP pipe. Staff is interested in a Resolution that would be mutually beneficial and satisfactory to both applicant and adjoining property owners.

Anthony Lombardo, representative for the applicant, cited there were six neighbors in support of the project and submitted four letters to the Zoning Administrator. He discussed the General Plan regarding Public Safety and maintenance and protection of road systems. He requested approval of the Administrative Permit.

Lane Davis, neighbor, supports Staff's recommendation of denial. He has environmental concerns regarding the common pollutants in the scrapings, like asbestos, lead, herbicides and pesticides leaching onto his property and erosion.

Public Works commented that their understanding was that the Department of Public Works dumped three truck loads of soils onto Mr. Moreno's property. He is not sure if it was placed on the property or just dumped it in his front yard and then it was subsequently placed by Mr. Moreno. The accuracy of the amount of soils dumped is unknown. The Zoning Administrator stated that the property line needs to be surveyed so the amount of soils on whose property can be determined and for the simple thing of trespass.

Samuel Moreno, applicant, said that Mr. Davis is right about the fill that was delivered by Don Chapin and Tom Septic Tank was requested by him. The majority of the fill was dumped by the County Public Works in 1997. A year or two later is when the other fill was delivered because he needed to continue the hedge that he was planning to put on the property line. The hedge is on the property line. He is not encroaching on the County property. He stated that H.D. Peters survey shows that. It was noted that the Planning and Building Inspection Department has a copy of the map that shows the property line.

The Zoning Administrator discussed the issues that were brought up by Mr. Lombardo, Mr. Davis and Mr. Moreno and continued the Administrative Permit application to April 10, 2003, for preparation of a Resolution of Approval with Findings and Evidence and Conditions appropriate and necessary for approval.

F. OTHER ITEMS:

F. ADJOURNMENT: 11:23 a.m.

ATTEST:

LYNNE MOUNDAY
Zoning Administrator

/lmr