

FINAL

**MONTEREY COUNTY ZONING ADMINISTRATOR
April 10, 2003
MINUTES**

A. ROLL CALL:

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

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: The Minutes for the March 27, 2003, meeting were approved.

D. DESIGN APPROVALS: None

E. SCHEDULED ITEMS:

1. 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.

The Zoning Administrator described the project.

Lane Davis commented on the conditions and requested amendments to #2, #3, & #4, requiring Mr. Moreno to restore all divots or tractor tracks and reseed soil, the exposed soils within the 10' County parcel be stabilized to prevent further erosion and the retaining wall boundary be inside the County parcel and in sufficient length and height to prevent any sloughing of fill material. He also requested that this could be done in a timely manner with some sort of tentative completion date.

After discussion the Zoning Administrator approved the Administrative Permit to allow cut and fill activities subject to the Findings and Evidence and the following additions and amendments to the Conditions: Condition #2 be amended to add "*restoration of divots or tractor tracks and reseed with County approved mix*"; Condition #3 amend to add ". . . exposed soils *within the 10' County parcel between Mr. Davis' property and Mr. Moreno's property, Parcel B* be stabilized . . ."; Condition #4 to add "*further erosion subject to approval and inspection by the Department of Public Works*"; Condition #5 add ". .

.boundary *inside the County parcel* sufficient in length *and height* to prevent . . .”; and add Condition #6, “All work shall be inspected by County of Monterey Public Works Department and verified complete by October 15, 2003.”

Anthony Lombardo accepted the amended and added Conditions.

2. GRIGGS H JAMES & GAIL I TRS (PLN020361)

Variance to exceed the 5,000 square foot structural and 4,000 square foot non-structural Pescadero Watershed Impervious Surface limit; Variance to exceed allowable floor area ratio of 17.5% to 27% (26% existing); and Design Approval for 84 square foot addition to existing single family dwelling. The project includes removal of 500 square feet of impervious surface and replacement with permeable paver system. The project is located at 3282 Stevenson Drive, Pebble Beach (Assessor's Parcel Number 008-442-010-000), Del Monte Forest area, Coastal Zone.

The Zoning Administrator described the project. The Del Monte Forest Land Use Advisory Committee recommended approval of the project.

Charles Williams, architect, accepted the conditions. It was noted that Condition #3 is for the entire project.

After discussion the Zoning Administrator approved the project subject to Findings and Evidence and Conditions and Design Approval.

3. COUNTY OF MONTEREY (PLN030038)

Use Permit to allow the construction of a 45 sq. ft. entrance sign for the Boronda neighborhood. The sign would be placed on the concrete pedestrian bridge spanning Calle Del Adobe, within a county right of way, easterly of the intersection of Calle Del Adobe and El Rancho Court, Boronda area, Greater Salinas area.

The Zoning Administrator described the project. The Boronda Citizens Advisory Committee recommended approval.

Jerry Hernandez, Monterey County Redevelopment Agency, stated the sign would speak for the community not the Adobe.

Steve Sutherland, Landscape architect, stated it would be a metal sign, no lighting is proposed for the sign at this time. The colors used will be earth tone and greens and the sign will be maintained by Public Works Department. Mr. Sutherland accepted the conditions.

After discussion the Zoning Administrator approved the Use Permit subject to the Findings and Evidence and Conditions.

F. OTHER ITEMS: None

G. ADJOURNMENT: 10:07 a.m.

ATTEST:

LYNNE MOUNDAY
Zoning Administrator

/lmr