

FINAL

MONTEREY COUNTY ZONING ADMINISTRATOR

June 12, 2003

MINUTES

A. ROLL CALL:

Present: Roger Beretti, Environmental Health; Bryce Hori, Public Works; Al Mulholland, Water Resources; Lynne Mounday, Planning and Building Inspection; Mike Novo, Zoning Administrator; Linda Rotharmel, Secretary

B. PUBLIC COMMENT: Arden Handsby addressed the appeal process and notification to applicant of appeal period.

C. APPROVAL OF MINUTES: The Minutes for the May 29, 2003, meeting were approved as amended with changes to page 2, Item #2, Bill Parsons was not concerned about the traffic and page 4, Item #6 the name should be Peter Smallwood instead of Skeeter Smallworth.

D. DESIGN APPROVALS:

1. GASSMAN STEPHAN & MYRA (DA020545)

Design approval to allow a 164 sq. ft. main level addition, front exterior reface, a reroof and a fence with entry (6 ft. in ht.) to an existing bi-level single family dwelling. Materials and colors of stucco siding (beige), Carmel stone facing, natural wood fencing, and natural slate roof materials. The property is located at 26273 Ocean View Avenue, Carmel (Assessor's Parcel Number 009-431-010-000), fronting on and easterly of Ocean View Boulevard, Carmel area.

The Zoning Administrator described the project and tabled the item to an uncertain date pending preparation of adequate architectural drawings.

2. SOUZA MARTIN E & LIZBETH (DA030141)

Design Approval to allow construction of a two-story 5,380 square foot single family dwelling and 3 foot high retaining wall. Colors and materials are as follows: "Papyrus" body, "bungle house blue" fascia and trim, "wether shield" windows, and "mission blend signature" tile roof. The project is located at 80 Robley Road, Salinas (Assessor's Parcel Number 416-332-003-000), south of the intersection of Wolfe and Robley Roads, Toro area.

The Zoning Administrator described the project and read Staff recommended Conditions of Approval into the record.

Jerry Whitney appeared for the Souza's and accepted the conditions.

After discussion the Zoning Administrator approved the Design Approval with the three added conditions of approval.

E. SCHEDULED ITEMS:

3. BIG SUR VOLUNTEER FIRE BRIGADE (PLN020112)

Coastal Development Permit to allow for a 720 sq. ft. housing unit for emergency services personnel located within the Big Sur Volunteer Fire Brigade building. No exterior changes are proposed. The property is located on Post Ranch at the fire house on Highway 1 (Assessor's Parcel Number 419-311-034-000), Big Sur, Coastal Zone.

The Zoning Administrator described the project.

Arden Handshy representative for the applicant, accepted the conditions.

After discussion the Zoning Administrator approved the Coastal Development Permit with the Findings and Evidence and subject to the conditions.

4. LINGENFELTER MAXINE (PLN010450)

Combined Development Permit consisting of a Use Permit for demolition of three residential units of 510 sq. ft., 811 sq. ft. and 925 sq. ft. in size; and construction of a new 4,689 sq. ft. one-story single family dwelling with an 800 sq. ft. detached garage; a 998 sq. ft. detached Caretaker's unit with a 523 sq. Ft. attached garage; Grading (232 cubic yards of cut and fill); two septic systems; installation of water lines and two water tanks; and a Variance for establishment of a Caretaker's unit on a lot of 1.89 acres not served by public sewers. The property is located at 37140 Nason Road, Carmel Valley (Assessor's Parcel Number 418-261-026-000), easterly of Prince's Camp and Nason Road, Cachagua area.

Colin Gallagher described the project.

Don Lingenfelter, applicant, accepted the conditions.

The Zoning Administrator stated that the project description describes the house as 4,689 sq. ft., but living space is actually only 2,700 sq. ft.

After discussion the Zoning Administrator approved the Combined Development Permit with the Findings and Evidence and subject to the conditions.

5. SHAW MARY MORSE TR ET AL (PLN020567)

Combined Development Permit including: 1) a Use Permit for development within the Carmel River Flood Plain consisting of: a) the demolition of the existing 680 square foot Caretaker's unit and 110 square foot storage shed; b) the construction of 1,000 square foot Caretaker's unit and 380 square foot non-habitable artist studio; 2) a Use Permit for development within 200 feet of the Carmel River bank; and 3) Design Approval. The property is located at 580 W. Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 189-011-023-000), west of Los Laureles Grade Road, Carmel Valley Village area.

Jody Lyons described the project.

Ellen Osborne, applicant, was concerned with Condition #16 regarding the utilities being constructed at least 193 feet above mean sea level.

There was discussion regarding Condition #16 and it was amended to add after (NGVD 1929), "or as otherwise approved by Water Resources Agency."

Ellen Osborne accepted the amended conditions.

After discussion the Zoning Administrator approved the Combined Development Permit with the Findings and Evidence and subject to the amended conditions.

6. BOSWORTH JAMES L & SHARON D (PLN030094)

Variance to allow for an increase in the allowed floor area ratio from 17.5% to 19.78% for a 552 square foot second floor interior addition to an existing attached garage. The property is located at 1499 Alva Lane, Pebble Beach (Assessor's Parcel Number 008-441-006-000), at the intersection of Padre Lane and Stevenson Drive, Del Monte Forest area, Coastal Zone.

The Zoning Administrator described the project and read into the record a letter from Maureen Chodosh.

Todd Bessire, representative for the applicant, read a letter from Mark Blum into the record.

After discussion, Condition #4 was amended to add ". . . desired by applicant, the building(s) . . ."; Finding and Evidence #3(b) was deleted and Finding and Evidence #4(a) was amended to delete the last two sentences.

After discussion the Zoning Administrator approved the Variance with the amended Findings and Evidence and subject to the amended conditions.

7. PALO CORONA RANCH (PLN000399)

Combined Development Permit consisting of a Coastal Administrative Permit to open and permanently use an existing illegally-built road to bypass a highly erodable and steep portion of an existing legal road which will be restored, and a Coastal Development Permit for development on slopes in excess of 30%. The project site is located in the Palo Corona Ranch (Assessor's Parcel Number 417-021-004-000), approximately six miles south east of Carmel and 3.5 miles east of Highway 1 along the ridge between Doud and Las Garzas Creeks at approximately 3,000 feet elevation, Big Sur area, Coastal Zone.

The Zoning Administrator described the project and stated that a Notice of Determination be prepared.

Lynne Overtree accepted conditions.

After discussion the Zoning Administrator adopted the Negative Declaration and approved the project with the Findings and Evidence and subject to the conditions.

8. HAUSWIRTH ROBERT & SHARON (PLN020374)

Combined Development Permit consisting of a Coastal Administrative Permit for the demolition of an existing 897 sq. ft. single family dwelling and construction of a 3,945 sq. ft. two-story single family dwelling with a basement, deck, 480 sq. ft. detached garage (total structural coverage is 3,439 sq. ft.), water tank and septic system; a Coastal Development Permit for development within 100 feet of mapped or field identified environmentally sensitive habitat; Grading (540 cubic yards of cut/fill); and Design Approval. A well and septic system currently exist on-site. The property is located at 39290 Coast Road, Monterey (Assessor's Parcel Number 418-121-023-000), Big Sur area, Coastal Zone.

Brett Becker described the project.

The Zoning Administrator addressed Condition #10, asking whether the 50 foot setback applied to the deck or to the house itself. Al Mulholland, Water Resources, stated that is all development and the applicant would need to come in and talk to Water Resources to determine the top of the bank.

Bob Hauswirth, applicant, accepted the conditions. He requested if the kitchen could be on the other side of the house and flip flop the floor plan with everything else staying the same.

After discussion regarding the set back, Lynne Mounday, made a suggestion that on behalf of the applicant, staff, building inspectors and Water Resources, the top of the bank could be shown on the drainage plan and agreed to and shown on the building plans at the time of plan check.

Roger Beretti, Environmental Health questioned the applicant on using the existing septic system or put a new system in. Mr. Hauswirth said they would be replacing the existing septic and bring it up to code.

Lawrence Ferlinghetti, Peter Ruster and Kira Godbe spoke regarding concerns of the size of the house, septic system, leach field, land cut and fill, set backs, possible rental unit, impact on surrounding property and steelhead habitat, fuel tank and lighting at night.

Brett Becker read letters of concerns from Lee and Jim Patmore, dated June 1, 2003, and Bill Nye, dated June 10, 2003 and e-mails from Betsy Rowell, dated June 9, 2003 and James Stoddard, dated June 12, 2003. The concerns expressed were: the house is not in character of existing homes, view shed, tearing down historic house, building on a steep slope, underground fuel storage, existing water supply, septic system, visibility from Old Coast Road, and no turn around.

After discussion the Zoning Administrator tabled the item to a date uncertain to allow the preparation of an Initial Study.

F. OTHER ITEMS: None

G. ADJOURNMENT: 12:00 p.m.

ATTEST:

MIKE NOVO
Zoning Administrator

/lmr