

FINAL

MONTEREY COUNTY ZONING ADMINISTRATOR

August 14, 2003

MINUTES

A. ROLL CALL:

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

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: The Minutes for the July 31, 2003, meeting were approved.

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 ROOFING 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 project was tabled from June 12, 2003, Zoning Administrator hearing pending preparation of adequate architectural drawings. The Zoning Administrator described the Design Approval.

Steve Gassman, applicant, had no comments.

After discussion the Zoning Administrator approved the Design Approval.

2. SCHWIRZKE FRED & IRMGARD I (DA030215)

DESIGN APPROVAL TO ALLOW FOR THE CONSTRUCTION OF A NEW 3,752 SQ. FT. TWO-STORY SINGLE FAMILY LOG HOME WITH 549 SQ. FT. COVERED PORCH, 192 SQ. FT. OPEN DECK, AND A 952 SQ. FT. ATTACHED GARAGE. MATERIALS AND COLORS OF DOUGLAS FIR AND LODGEPOLE PINE 10" LOGS (NATURAL) AND METAL PANEL ROOFING MATERIALS (DARK GREEN). THE

PROPERTY IS LOCATED AT 1591 JOSSELYN CANYON ROAD, MONTEREY (ASSESSOR'S PARCEL NUMBER 101-221-003-000), EASTERLY OF THE INTERSECTION OF JOSSELYN CANYON ROAD AND STATE HIGHWAY 68, GREATER MONTEREY PENINSULA AREA.

The Zoning Administrator described the Design Approval. The Greater Monterey Peninsula Land Use Advisory Committee reviewed the Design Approval and recommended approval.

Mike McCarthy was present and had no comments.

After discussion the Zoning Administrator approved the Design Approval.

E. SCHEDULED ITEMS:

3. FEATHER JACK V & EILEEN (PLN020582)

COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW CONSTRUCTION OF A NEW 741 SQ. FT. THREE-CAR GARAGE AND RETAINING WALLS; AND A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN ENVIRONMENTALLY SENSITIVE MONTEREY CYPRESS HABITAT. THE PROPERTY IS LOCATED AT 3256 17 MILE DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-462-008-000), WESTERLY OF THE INTERSECTION OF 17 MILE DRIVE AND CABRILLO ROAD, DEL MONTE FOREST AREA, COASTAL ZONE.

The Zoning Administrator described the project and suggested a change in Mitigation Measure #2(b) to read, "Soil compaction, parking of equipment, or parking of vehicles or heavy equipment, stockpiling or construction materials, and/or dumping of materials shall not be allowed within the protected zone. A "should" was changed to "shall".

The Del Monte Forest Land Use Advisory Committee reviewed the proposal and recommended approval of the project.

Anthony Lombardo, representative for the applicant, was present and accepted the conditions.

After discussion the Zoning Administrator adopted the Mitigated Negative Declaration and the Mitigation Monitoring Reporting Program and approved the project based on the Findings and Evidence and subject to proposed Conditions with the change in Mitigation Measure #2.

4. HISTORY & HERITAGE CENTER (PLN020486)
AMENDMENT TO ZA06151 TO MODIFY CONDITION NO. 33, TO REVISE TRAFFIC IMPACT MITIGATION.

The Zoning Administrator described the project.

Anthony Lombardo, representative for the applicant, requested a two week continuance to have the opportunity to talk to CalTrans about the process that they would like the applicant to go through to comply with the proposed new condition.

After discussion the Zoning Administrator continued the item to August 28, 2003.

5. ROBINSON (PLN030172)
COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) COASTAL ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A NEW 1,568 SQUARE FOOT SINGLE FAMILY DWELLING WITH ATTACHED 672 SQUARE FOOT GARAGE ON A VACANT PARCEL; AND 2) COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF TWO OAK TREES. THE PROPERTY IS LOCATED NEAR THE INTERSECTION OF PARADISE ROAD AND LAKEVIEW DRIVE [NO ADDRESS ASSIGNED] (ASSESSOR'S PARCEL NUMBER 129-171-018-000), NORTH MONTEREY COUNTY AREA, COASTAL ZONE.

The Zoning Administrator described the project. The North County Coastal Land Use Advisory Committee reviewed the proposal and recommended approval of the project.

There was no one present for this project.

After discussion the Zoning Administrator approved the project based on the Findings and Evidence and subject to the proposed Conditions of approval.

6. KENYON DARRYL D & GERALDINE A (PLN030146)
AMENDMENT (PLN030146) TO A COASTAL ADMINISTRATIVE PERMIT (ZA965161) FOR CONSTRUCTION OF A TWO-STORY 3,879 SQ. FT. SINGLE FAMILY DWELLING AND 773 SQ. FT. ATTACHED GARAGE REPLACING THE PREVIOUSLY APPROVED 2,400 SQ. FT. SINGLE FAMILY DWELLING AND AN 484 SQ. FT. ATTACHED GARAGE; 803 CU. YDS. OF GRADING AS OPPOSED TO 804 CU. YDS. OF GRADING; AND DESIGN APPROVAL; A COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF 2 MONTEREY PINES (21", 24" IN DIAMETER) AS OPPOSED TO THE REMOVAL OF 2 MONTEREY PINES (21",

27" IN DIAMETER) PREVIOUSLY APPROVED. THE PROPERTY IS LOCATED AT 4016 COSTADO ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-102-003-000), SOUTHEAST OF THE INTERSECTION OF LOS ALTROS DRIVE, SUNSET LANE AND SCENIC DRIVE, DELMONTE FOREST AREA, COASTAL ZONE.

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

Satkirtan Kenyon, applicant, was present and accepted the conditions.

The Zoning Administrator made a change to Condition #13, to say, "The height of the structure from the bench mark shall be verified as required in Condition 6." Also added was an amendment to Finding #1, Evidence (h), citing the Resolution 965161 and for the removal of three Pine trees.

After discussion the Zoning Administrator approved the amendment to the permit, based on the amended Findings and Evidence and change to Condition #13.

7. LEEK WILLIAM F & CAROL A (PLN030048)

COMBINED DEVELOPMENT PERMIT CONSISTING OF (1) A COASTAL ADMINISTRATIVE PERMIT FOR CONSTRUCTION OF AN 893 SQ. FT. UNDERSTORY ADDITION TO AN EXISTING STORY OF A TWO-STORY SINGLE FAMILY DWELLING, WHICH WOULD CREATE ADDITIONAL HABITABLE SPACE CONSISTING OF TWO BEDROOMS, A FULL BATH, A FAMILY ROOM, AND STORAGE SPACE; WITH A NEW 70 SQ. FT. EXTERIOR DECK, (2) A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT, AND (3) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 2995 RIBERA ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 243-051-013-000), NORTHEAST OF THE INTERSECTION OF HIGHWAY ONE AND RIBERA ROAD, CARMEL MEADOWS, COASTAL ZONE.

Project Planner Colin Gallagher described the project and made minor corrections in the Staff Report: 1) under category of Overview of Potential Issues, under archeological resources the current staff report states "an archeological report was prepared for this site by Archeological Resource Management" it should be by Susan Morley, MA. Similarly under the Finding #1, Evidence (c) the same language should be there, 2) under Other Agency Involvement, strike California Coastal Commission. The Carmel Unincorporated/Highlands Land Use Advisory Committee reviewed the proposal and recommended approval of the project with a recommendation that exterior lighting be downcast due to visibility of the structure from Highway One. This recommendation is included as a condition of permit approval.

The Zoning Administrator changed “existing building envelope” to “existing building footprint” on Finding #1, Evidence (d) and clarified the process on Condition #9, the final color will be approved by the Director of Planning and Building Inspection, which is part of a Design Approval process, and no fee will be charged, but an application will need to be filled out for tracking purposes.

Henry Rhee, designer of project, accepted the conditions of approval.

After discussion the Zoning Administrator approved the project subject to the Findings and Evidence with modifications to Evidence 1(c) and Evidence 1(d) and with the change in Condition #9, where the “the final color shall be selected by the owners subject to a Design Approval Application submitted to the Director of Planning and Building Inspection prior to painting the residence.”

8. HEINRICHS R STEPHEN TR (PLN030096)

COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT FOR PARTIAL DEMOLITION OF AN EXISTING 4,633 SQ. FT. ONE-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED 461 SQ. FT. GUESTHOUSE, AND CONSTRUCTION OF A 7,253 SQ. FT. TWO-STORY SINGLE FAMILY DWELLING WITH EXISTING GUESTHOUSE REMAINING, AND 98 CUBIC YARDS OF GRADING; COASTAL ADMINISTRATIVE PERMIT FOR A NEW 846 SQ. FT. CARETAKER'S UNIT; VARIANCE FOR A REDUCTION OF IMPERVIOUS SURFACE FROM 12,776 SQ. FT. TO 11,251 SQ. FT. (OR TO 7,551 SQ. FT. WITH STAFF'S RECOMMENDED PERVIOUS SURFACE CONDITION), AND AN INCREASE IN STRUCTURAL COVERAGE FROM 4,633 SQ. FT. TO 5,847 SQ. FT. FOR A PROPERTY LOCATED IN THE PESCADERO WATERSHED (RESULTING IN AN OVERALL REDUCTION of 311 SQ. FT. {OR 3811 SQ. FT. WITH STAFF'S RECOMMENDED CONDITION} IN IMPERVIOUS AND STRUCTURAL COVERAGE); A COASTAL DEVELOPMENT PERMIT FOR A WAIVER OF POLICIES PROHIBITING DEVELOPMENT ON SLOPES OF 30% OR GREATER FOR CONSTRUCTION OF A RETAINING WALL AND PLACEMENT OF FILL ON SLOPE; A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT PROPOSED WITHIN 750' OF ARCHAEOLOGICAL RESOURCES; AND DESIGN APPROVAL. THE PROJECT IS LOCATED AT 1479 BONIFACIO ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-222-023-000), FRONTING ON AND NORTHERLY OF BONIFACIO ROAD AND APPROXIMATELY 100' EASTERLY OF THE INTERSECTION OF BONIFACIO AND CORTEZ ROADS, DEL MONTE FOREST AREA, COASTAL ZONE.

Project Planner Colin Gallagher described the project. The Del Monte Forest Land Use Advisory Committee reviewed the proposal and recommended approval of the project.

The Zoning Administrator added Evidence (b) to Finding #5, stating, "See Finding 6" and deleted the square footage of impervious surface and the reduction in square footage from evidence (a) in Finding #5. The proposed reduction box included in Evidence 5(c) was also deleted. There was discussion on Condition #10 and its intent, which is to provide driving and walking paths in impervious material and to provide parking areas in pervious material.

Philip Johnson, architect, spoke regarding the pervious and impervious material issues and accepted the conditions as modified. However, he said that he could not accept changing all the impervious to pervious due to aesthetics and concern with walking safety. The Zoning Administrator asked why the new impervious area was needed in front and behind the main house. Mr. Johnson replied that it was within the scope of the project.

After discussion the Zoning Administrator approved the Combined Development Permit with the modifications to Findings and Evidence 5(b) and (c) and subject to the amended conditions. The two proposed new impervious areas behind and in front of the main house were not allowed.

9. MERLOT TRUST (DA030119)

CONTINUED FROM 7/31/03. DESIGN APPROVAL TO ALLOW FOR THE DEMOLITION OF AN EXISTING SINGLE FAMILY DWELLING, TO BE REPLACED BY A 4,885 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING. COLORS AND MATERIALS TO CONSIST OF REDDISH-BROWN TILE ROOF, TAN STUCCO WALLS, WOOD WINDOWS AND FACIA, AND WROUGHT IRON RAILS. THE PROJECT IS LOCATED AT 3840 WHITMAN CIRCLE, CARMEL (ASSESSOR'S PARCEL NUMBER 015-111-034-000), GREATER MONTEREY PENINSULA AREA.

This project was continued from the July 31, 2003, Zoning Administrator hearing to determine if there was tree removal without a permit. The Zoning Administrator described the Design Approval.

David Stocker, representative, described the tree removal issue, showed pictures of adjacent homes and stated he received letters from neighbors regarding their concerns and tried to address the issues with the neighbors.

Harold Martin, neighbor, stated his concerns with the slope stability, drainage pattern, moisture intrusion, old septic system, the swimming pool will drain in his direction, the roof

drain system will drain between two homes and onto Flanders Drive and his property has been invisible until Mr. Gunther removed all the foliage.

The Zoning Administrator explained that this hearing was for Design Approval only and that the slopes, drainage, septic system, and pools are covered through the building permit process.

After discussion the Zoning Administrator approved the Design Approval with the addition of a standard landscaping condition.

F. OTHER ITEMS: None

G. ADJOURNMENT: 11:30 a.m.

ATTEST:

MIKE NOVO
Zoning Administrator

/lmr