

FINAL

**MONTEREY COUNTY ZONING ADMINISTRATOR
September 25, 2003
MINUTES**

A. ROLL CALL:

| | | |
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| Present: | Environmental Health | Laura Lawrence |
| | Water Resources | Tom Moss |
| | Public Works | Bryce Hori |
| | Zoning Administrator | Mike Novo |
| | Senior Secretary | Linda Rotharmel |

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: The Minutes for the September 11, 2003, meeting were approved with the change to add Laura Lawrence as absent and take Al Mulholland off, because Shaunna Juarez was present for Water Resources.

D. DESIGN APPROVALS:

1. MURPHY PAMELA MONROE ET AL (DA030210)

DESIGN APPROVAL TO ALLOW FOR THE DEMOLITION OF EXISTING RESIDENCE AND THE CONSTRUCTION OF A NEW 2,782 SQ. FT. SINGLE FAMILY DWELLING WITH A 462 SQ. FT. ATTACHED GARAGE, COVERED PORCHES (2), A DETACHED INGROUND SPA AND A PERIMETER GARDEN WALL (4 FT. IN HT.) OPEN TO GOLF COURSE WITH SIDE ENTRY GATE. MATERIALS AND COLORS OF PLASTER SIDING (YELLOWISH WHITE), TRIM AND SHADOW AREAS (OFF WHITE), WOOD WINDOWS (WITH ACCENT OF BLUE-GREEN), WOOD DOORS AND WOOD RAILINGS (CHESTNUT BROWN), WROUGHT IRON FRONT ENTRANCE GATE AND CLAY TILE ROOFING MATERIALS (ADOBE BROWN). GARDEN WALL OF PLASTER SIDING (YELLOWISH WHITE) WITH TERRA COTA CAP. THE PROPERTY IS LOCATED AT 1040 RODEO DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-323-010-000), FRONTING ON AND SOUTHERLY OF RODEO DRIVE, MONTEREY PENINSULA COUNTRY CLUB.

NOTE: 11 PINE TREES TO BE REMOVED-NOT PROTECTED TREES

The Zoning Administrator described the Design Approval. There were five condition recommendations by the planner.

Mark Ellis added the name Rasmussen to the project and accepted the conditions.

The Zoning Administrator approved the Design Approval subject to five conditions.

2. **PARKER JAMES & PEGGY (DA030365)**
DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF NEW 3,655 SQ. FT. TWO-STORY SINGLE FAMILY DWELLING WITH ATTACHED GARAGE. MATERIALS AND COLORS CONSISTING OF SKY BLUE BODY, WHITE TRIM, AND GREY COMPOSITION ROOFING. THE PROPERTY IS LOCATED AT 900 VIA MANZANA, AROMAS (ASSESSOR'S PARCEL NUMBER 267-141-042-000), SOUTHERLY OF THE INTERSECTION OF VIA MANZANA AND MURPHY HILL ROAD, NORTH COUNTY NON-COASTAL AREA.

The Zoning Administrator described the Design Approval and approved it as submitted.

E. SCHEDULED ITEMS:

3. **SANCHEZ PERDRO JR (PLN030274)**
COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL DEVELOPMENT PERMIT TO EXPAND A LEGAL NON-CONFORMING RESIDENCE AND CONSTRUCT A DETACHED CARPORT; VARIANCE FOR SIDEYARD SETBACKS. THE PROPERTY IS LOCATED AT 55 MC GINNIS ROAD, WATSONVILLE (ASSESSORS PARCEL NUMBER 181-022-010-000), FRONTING ON AND EAST OF MC GINNIS ROAD, NORTH COUNTY AREA, COASTAL ZONE.

Nadia Amador, Assistant Planner, described the project. Staff recommended continuance of project to October 9, 2003, to make recommended changes to the project.

After discussion the Zoning Administrator continued the project to October 9, 2003.

4. **LUSIGNAN BRUCE B & ELEANOR C (PLN030185)**
COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF AN ATTACHED ONE-STORY 468 SQ. FT. GARAGE, 40 CU. YDS. OF GRADING, REROOF, AND DESIGN APPROVAL; AND 2) COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF FOUR MONTEREY PINES (21", 20", 18", AND 6" IN DIAMETER). THE PROPERTY IS LOCATED AT 4077 CREST ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-091-035-000), NORTH OF THE INTERSECTION OF CHAMISAL AND EL BOSQUE DRIVE, DEL MONTE FOREST AREA, COASTAL ZONE.

The Zoning Administrator described the project.

Christian Lee accepted the conditions.

After discussion the Zoning Administrator approved the project subject to the Findings and Evidence and proposed conditions.

- 5. ALCANTAR JUAN & TERESA (PLN020488)**
COMBINED DEVELOPMENT PERMIT CONSISTING OF: A COASTAL ADMINISTRATIVE PERMIT TO REPLACE AN EXISTING MOBILE HOME WITH A NEW 1,300 SQUARE FOOT, SINGLE STORY MANUFACTURED HOME, DETACHED 440 SQUARE FOOT GARAGE AND A SEPTIC SYSTEM; A VARIANCE TO ALLOW FOR A REDUCTION IN FRONT AND SIDE SETBACKS AND A VARIANCE TO EXCEED LOT COVERAGE REQUIREMENTS. THE PROPERTY IS LOCATED AT 150 GARIN ROAD, WATSONVILLE (ASSESSOR'S PARCEL NUMBER 119-022-006-000), NORTH OF THE INTERSECTION OF ELKHORN ROAD, LOS LOMAS AREA, NORTH COUNTY, COASTAL ZONE.

The Zoning Administrator described the project and deleted Condition #5.

Ray Schmitt, agent, agreed to the conditions.

After discussion the Zoning Administrator approved the project subject to the Findings and Evidence and proposed conditions with deletion of Condition #5.

- 6. UPPAL SATNAM S & YASHVINDER (PLN030050)**
COASTAL DEVELOPMENT PERMIT FOR UNPERMITTED REMOVAL OF 14 MONTEREY PINES. THE PROPERTY IS LOCATED AT 1209 FOUNDERS LANE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-532-001-000), DEL MONTE FOREST AREA, COASTAL ZONE.

The Zoning Administrator described the project and amended Condition #5.

Sat Kirtan Khalsa, agent, agreed to the amended conditions.

After discussion the Zoning Administrator approved the project subject to the Findings and Evidence and proposed amended conditions.

- 7. MC CLASKEY CHARLES & SUZETTE (PLN020046)**
COASTAL DEVELOPMENT PERMIT TO ALLOW UNPERMITTED DEVELOPMENT PERFORMED ON SLOPES OF 30% OR GREATER (540 CU. YDS. OF GRADING) TO INSTALL A WATER TANK AND RETAINING WALL; AND A DESIGN APPROVAL FOR UNPERMITTED ADDITIONS TO AN EXISTING SINGLE FAMILY DWELLING. THE PROPERTY IS LOCATED AT 88 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 418-081-007-000), BIG SUR COAST LAND USE AREA, COASTAL ZONE.

Timothy Johnston, Associate Planner, described the project and made additions to Condition #10.

The Zoning Administrator corrected Findings #1 & 5 and Condition #1 to refer to two retaining walls.

Arden Handshy, agent, addressed the geological report, slopes and Condition #10 second bullet and accepted the amended conditions.

After discussion the Zoning Administrator approved the project subject to the corrected Findings and Evidence and the proposed amended conditions.

- 8. DOBBINS JAMES M & NANCY A (PLN030106)**
VARIANCE FOR STRUCTURAL ALTERATION OF A NON-CONFORMING STRUCTURE WHICH WOULD RESULT IN A NET REDUCTION OF THE NON-CONFORMING FLOOR AREA RATIO; A VARIANCE FOR STRUCTURAL ALTERATION OF A NON-CONFORMING STRUCTURE, WHICH WOULD RESULT IN A NET REDUCTION OF THE NON-CONFORMING LOT COVERAGE; A VARIANCE FOR STRUCTURAL ALTERATION OF A NON-CONFORMING PORTION OF A STRUCTURE, WHICH WOULD RESULT IN CONTINUED NON-CONFORMITY OF THE SECOND STORY SIDE SETBACK; A VARIANCE FOR STRUCTURAL ALTERATION OF A NON-CONFORMING PORTION OF A STRUCTURE, WHICH WOULD RESULT IN CONTINUED NON-CONFORMITY OF THE MAXIMUM HEIGHT ALLOWED IN THE ZONING DISTRICT; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 1041 MARCHETA LANE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-341-005-000), NORTHERLY OF THE INTERSECTION OF BIRD ROCK ROAD AND MARCHETA LANE, GREATER MONTEREY PENINSULA AREA.

The Zoning Administrator described the project and added Evidence (d) to Finding #4, deleted the last sentence of Evidence (a), Finding #5, and amended Condition #9.

Jun Sillano agreed to the changes in the Findings and Evidence and amended conditions.

After discussion the Zoning Administrator approved the project subject to the changed Findings and Evidence and amended conditions.

- 9. CALIFORNIA WATER SERVICE CO (PLN030003)**
USE PERMIT AND DESIGN APPROVAL TO INSTALL TWO BOOSTER PUMPS, TWO SURGE TANKS, ABOVE-GROUND PIPING, A PAD, GENERATOR SET, AND PANELBOARD FOR AN EXISTING WATER COMPANY (CALIFORNIA WATER SERVICE COMPANY). THE PROJECT INCLUDES A CHAIN LINK FENCE AROUND THE PERIMETER. THE PROPERTY IS LOCATED ON A .779- ACRE OPEN SPACE PARCEL (ASSESSOR'S PARCEL NUMBER 161-272-028-000), TORO AREA.

The Zoning Administrator described the project and corrected Condition #1 to read water system, deleted Condition #3, amended Conditions #5 & 6.

Jim Smith, District Manager, was present and discussed the fence and water issues and accepted the conditions.

Dan Pherigo, neighbor, spoke in opposition of the project and stated his concerns.

The Zoning Administrator addressed the generators, noise from daily operation, water supply and system, fence issue to screen tanks and setbacks.

After discussion the Zoning Administrator approved the project subject to the Findings and Evidence and the amended Conditions and stated the new site plan with the new fence location was given out at the hearing.

- 10. KLEISSNER KARL & LISA L K KLEI (PLN020392)**
CONTINUED FROM 8/28/03. COMBINED DEVELOPMENT PERMIT AND DESIGN APPROVAL INCLUDING: A COASTAL ADMINISTRATIVE PERMIT TO ALLOW CONSTRUCTION OF A NEW DETACHED 1,380 SQUARE FOOT 3-CAR GARAGE FOR AN EXISTING HOUSE, A 420 SQUARE FOOT GUESTHOUSE ATTACHED TO THE GARAGE, AND REPLACEMENT OF AN EXISTING WOODEN FENCE WITH A 5' TALL GRAPE STAKE FENCE ALONG THE SOUTHERN PROPERTY LINE; A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT IN THE CRITICAL VIEWSHED; A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT IN A PARCEL WITH A POSITIVE ARCHAEOLOGICAL REPORT. THE PROPERTY IS LOCATED AT 35678 HIGHWAY 1, BIG SUR (ASSESSOR'S

PARCEL NUMBERS 243-231-013-000), SOUTHWEST OF THE GARRAPATA CREEK BRIDGE ADJACENT TO THE PACIFIC OCEAN, COASTAL ZONE.

The Zoning Administrator continued the project to October 9, 2003.

F. OTHER ITEMS: None

G. ADJOURNMENT: 10:25 a.m.

ATTEST:

MIKE NOVO
Zoning Administrator

/lmr