

FINAL

**MONTEREY COUNTY ZONING ADMINISTRATOR
October 30, 2003
MINUTES**

A. ROLL CALL:

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 October 9, 2003, meeting were approved.

D. DESIGN APPROVALS:

1. INVESTMARK INC (DA030346)

DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A NEW 2,685 SQ. FT. ONE-STORY SINGLE FAMILY DWELLING WITH A 505 SQ. FT. ATTACHED GARAGE. MATERIALS AND COLORS OF STUCCO (OLIVE) AND WOOD SHINGLES (STAINED LT. GREY) SIDING, WINDOWS, TRIM & GUTTERS (OFF-WHITE), AND ASPHALT SHINGLES (MULTI-GREY) ROOFING MATERIALS. THE PROPERTY IS LOCATED AT 2829 CONGRESS ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-103-008-000), BETWEEN CONGRESS ROAD AND DAVID AVENUE, MONTEREY PENINSULA COUNTY CLUB AREA.

The Zoning Administrator described the Design Approval with three conditions and the conditions on the Use Permit.

Todd Bessire accepted the three conditions on behalf of the applicants.

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

2. INVESTMARK INC (DA030383)

DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 3,233 SQUARE FOOT, ONE-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED TWO-CAR GARAGE. TREE REMOVAL ASSOCIATED WITH THE CONSTRUCTION OF THIS DWELLING WAS APPROVED UNDER USE PERMIT NUMBER PLN980621

(INVESTMARK). COLORS AND MATERIALS TO CONSIST OF "HICKORY" COLORED ASPHALT SHINGLES, "LATTE" COLORED STUCCO WITH "HOPSACK" AND "AESTHETIC WHITE" TRIM. THE PROJECT IS LOCATED AT 2837 CONGRESS ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-103-006-000), SOUTH AND EAST OF THE INTERSECTION OF MAJELLA AND CONGRESS ROAD, BETWEEN CONGRESS AND DAVID STREET, MONTEREY PENINSULA COUNTRY CLUB AREA, GREATER MONTEREY PENINSULA AREA.

The Zoning Administrator described the Design Approval and the three conditions.

Todd Bessire, on behalf of the applicants, accepted the conditions.

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

3. **FOLEY FAMILY TRUST THE (DA030457)**
DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A NEW SINGLE STORY 8,529 SQ. FT. FAMILY DWELLING WITH ATTACHED GARAGE, COVERED PORCH/PATIO. MATERIALS AND COLORS OF NATURAL BEIGE BODY, TAN TRIM, CULTURED STONE FACADE AND DARK BROWN AND BEIGE CLAY ROOF TILE. THE PROPERTY IS LOCATED AT 132 SAN BENANCIO ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 416-212-012-000), FRONTING AND WESTERLY OF SAN BENANCIO ROAD, TORO AREA.

NOTE: FOUR (4) NON-PROTECTED TREES TO BE REMOVED; TWO (2) PINES AND TWO (2) SYCAMORES.

The Zoning Administrator described the Design Approval.

Henry Ruhnke, Ruhnke & Dost Architects, was present on behalf of the applicants.

Robert Juhler, stated that there was no design for the fence proposed at this time. He will work with the neighbor on the proposed fence and apply for a new Design Approval.

E. SCHEDULED ITEMS:

- 4. WILLIAMS ROBERT A TR ET AL (PLN020601)**
VARIANCE (PLN020601) TO ALLOW FOR REDUCTON OF THE REQUIRED FRONT YARD SETBACK TO ALLOW A 590 SQ. FT. ADDITION TO AN EXISTING SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A 119 SQ. FT. DECK THE PROJECT ALSO INCLUDES CONSTRUCTION OF A 12' X 16' ACCESSORY STRUCTURE (CARPORT AND TRELLIS); AND DESIGN APPROVAL FOR THE ADDITION(S) AND ACCESSORY STRUCTURE.

The Zoning Administrator described the project.

Steve Lyon, agent for the applicant, accepted the conditions.

The Zoning Administrator deleted Condition #2.

Gary Delahanty, neighbor, spoke in opposition of the project and the impact it would have on his property.

There was discussion regarding the side of the house facing the neighbor and it was noted that no windows would be on that side of the house and trees would be planted along the driveway.

After discussion the Zoning Administrator approved the project with deletion of Condition #2 and adding the standard landscape condition, amending it to add that relatively fast growing, drought tolerant species of trees shall be provided to assist in screening the western addition from the neighboring property.

- 5. EIZNER EDUARDO & CAROLYN IRENE (PLN030127)**
AMENDMENT TO A PREVIOUSLY APPROVED COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL (Resolution No. 970383) CONSISTING OF THE FOLLOWING: 1) DELETE THE PREVIOUSLY APPROVED TWO-STORY SINGLE FAMILY RESIDENCE FROM THE PLANS; 2) CONVERT THE EXISTING 810 SQ. FT. ARTIST STUDIO (YURT) INTO A SINGLE FAMILY RESIDENCE; 3) CONSTRUCT A 1,725 SQ. FT. ONE-STORY ADDITION AND A 525 SQ. FT. DECK TO THE ARTIST STUDIO; AND 4) RELOCATE AND ATTACH THE PREVIOUSLY APPROVED 240 SQ. FT. CARPORT TO THE ARTIST STUDIO. THE PROPERTY IS LOCATED AT 46205 CLEAR RIDGE ROAD, HG SUR (ASSESSOR'S PARCEL NUMBER 419-221-006-000), BIG SUR COAST AREA, COASTAL ZONE.

The Zoning Administrator described the project and stated a memo was received from staff recommending the item be tabled until the water issue can be resolved.

Carolyn Shearer spoke on the tabling and water issue.

Laura Lawrence, Environmental Health, stated the water issue needs to be resolved at the State level.

After discussion the Zoning Administrator tabled the item.

- 6. COX CARL A & JAN A (PLN030148)**
COASTAL ADMINISTRATIVE PERMIT TO ALLOW FOR DEMOLITION OF A ONE-STORY SINGLE FAMILY DWELLING AND CONSTRUCTION OF A 2,512 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH A 215 SQUARE FOOT ATTACHED GARAGE, GRADING (50 CUBIC YARDS OF CUT); AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 26209 CARMELO, CARMEL (ASSESSOR'S PARCEL NUMBER 009-395-016-000), WEST OF FIFTEENTH STREET, MISSION FIELDS CARMEL AREA, COASTAL ZONE.

The Zoning Administrator described the project and continued the item to the December 11, 2003, at the recommendation of staff.

F. OTHER ITEMS: None

G. ADJOURNMENT: 10:02 a.m.

ATTEST:

MIKE NOVO
Zoning Administrator
/lmr