

FINAL

**MONTEREY COUNTY ZONING ADMINISTRATOR
November 13, 2003
MINUTES**

A. ROLL CALL:

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

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: The Minutes for the October 30, 2003, meeting were approved.

D. DESIGN APPROVALS:

1. MAYNE MICHAEL DAVID (DA030335)

DESIGN APPROVAL TO ALLOW THE REMODEL OF AN EXISTING SINGLE FAMILY DWELLING. THE PROPOSED CHANGES INCLUDE THE REPLACEMENT OF THREE DOORS WITH 10 NEW WINDOWS ON WESTERN FACADE; THE REPLACEMENT OF EXISTING DECK RAILING WITH STAINLESS STEEL CABLE; AND A CHANGE IN EXTERIOR SIDING FROM WOOD TO WHITE STUCCO ("18 COCONUT - BASE 10) WITH STAINED WOOD TRIM. THE PROJECT IS LOCATED AT 32684 COAST RIDGE ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 243-282-005-000), NORTHERLY OF THE INTERSECTION OF MAL PASO ROAD AND COAST RIDGE ROAD, CARMEL HIGHLANDS AREA, COASTAL ZONE.

John Floyd described the Design Approval. Staff recommended approval of the addition of windows and change deck railing and denial of the proposed change in exterior color. Carmel Unincorporated/Carmel Highlands LUAC recommended denial.

Sally Ann Smith, architect for the Mayne's, addressed the color issue.

After discussion, the Zoning Administrator continued the item to the December 11, 2003 meeting to so staff could work with the applicant on an exterior color consistent with policies and regulations.

E. SCHEDULED ITEMS:

2. EARNEST CORAZON (PLN030132)

USE PERMIT FOR A WAIVER OF THE POLICY PROHIBITING DEVELOPMENT ON SLOPES GREATER THAN 30% FOR A DRIVEWAY AND A DETACHED 1,079 SQUARE FOOT GARAGE WITH RETAINING WALL. THE PROJECT IS LOCATED AT 9660 MARTIN LANE, SALINAS (ASSESSOR'S PARCEL NUMBER 125-421-032-000), NORTH OF PESANTE ROAD AND MARTIN LANE INTERSECTION, NORTH COUNTY NON-COASTAL AREA.

The Zoning Administrator described the project.

Corazon Earnest, applicant was present and accepted conditions.

After discussion, the Zoning Administrator approved the project subject to the Findings and Evidence and proposed Conditions of Approval.

3. BLACKWELL-CONNERS KAREN ET AL (PLN030306)

COMBINED DEVELOPMENT PERMIT CONSISTING OF AN ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A 2,400 SQUARE FOOT TWO STORY SINGLE FAMILY RESIDENCE; ADMINISTRATIVE PERMIT TO CONSTRUCT A 507 SQUARE FOOT SECOND STORY GUESTHOUSE ADDITION ABOVE A 507 SQUARE FOOT DETACHED TWO CAR GARAGE; AND DESIGN APPROVAL. EXISTING TRAILER TO BE REMOVED FOLLOWING USE AS A TEMPORARY RESIDENCE DURING CONSTRUCTION OF THE SINGLE FAMILY DWELLING. THE PROPERTY IS LOCATED AT 11751 CAMINO ESCONDIDO ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 416-082-013-000), NORTHERLY OF VIA ESCONDIDO, GREATER MONTEREY PENINSULA AREA.

The Zoning Administrator described the project and tabled the item at the request of Staff.

4. FEATHER JACK & EILEEN (PLN030436)

AMENDMENT OF COMBINED DEVELOPMENT PERMIT PLN020582 AND DESIGN APPROVAL TO INCREASE THE HEIGHT OF AN APPROVED WALL FROM A MAXIMUM OF 2' TO A STEPPED DESIGN VARYING IN HEIGHT FROM 5' TO 6'-5". IN ADDITION, AN EXISTING 10-FOOT TALL WALL WOULD BE REDUCED TO MATCH THE STEPPED DESIGN OF THE PROPOSED WALL. BOTH WALLS ARE LOCATED NEAR ENVIRONMENTALLY SENSITIVE CYPRESS HABITAT AND IN A VISUALLY SENSITIVE AREA BETWEEN 17 MILE DRIVE AND THE OCEAN. 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.

Anthony Lombardo, representative for the applicant, addressed the 100' scenic easement around the home and accepted conditions.

After discussion, the Zoning Administrator adopted the Mitigated Negative Declaration with Mitigation Monitoring Plan and approved the project subject to the Findings and Evidence and the proposed Conditions of Approval.

5. FITZGERALD KATHLEEN (PLN020108)

COMBINED DEVELOPMENT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW CONVERSION OF 528 SQ. FT. (SECOND STORY) OF AN EXISTING 1,056 SQ. FT. TWO-STORY ACCESSORY DOME STRUCTURE INTO A HABITABLE GUESTHOUSE. THE REMAINING 528 SQ. FT. LOWER LEVEL WOULD REMAIN AS NON-HABITABLE STORAGE SPACE WITH AN ATTACHED 242 SQ. FT. GREEN HOUSE AND A 336 SQ. FT. DETACHED CARPORT; GRADING FOR LESS THAN 100 CUBIC YARDS OF CUT AND FILL; AND A SEPTIC SYSTEM; 2) A VARIANCE TO ALLOW THE PROPOSED GUESTHOUSE TO EXCEED THE 12' FOOT HEIGHT LIMIT BY 11' FEET AND TO EXCEED THE 425' SQ. FT. MAXIMUM ALLOWABLE SIZE FOR A GUEST HOUSE BY 103' SQ. FT.; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 296 CARNEROS ROAD, AROMAS (ASSESSOR'S PARCEL NUMBER 141-121-001-000), WEST OF CARPENTARIA ROAD, NORTH COUNTY, COASTAL ZONE.

Ramon Montano described the project. The North County Coastal Land Use Advisory Committee recommended approval of the project with the condition that the project be consistent with fire code regulations to ensure fire safety.

Kathleen Fitzgerald, applicant, accepted the conditions.

After discussion, the Zoning Administrator added Evidence (c) to Finding 4, stating that the residence is 600 square feet, approved the project subject to the Findings and Evidence as modified and proposed Conditions of Approval.

6. NAUCKHOFF SVEN & KATRIN (PLN030156)

ADMINISTRATIVE PERMIT TO ALLOW FOR THE TRANSIENT USE (SHORT TERM RENTAL) OF AN EXISTING SINGLE FAMILY RESIDENCE. THE PROPERTY IS LOCATED AT 1017 SAN CARLOS ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-281-001-000), SOUTHERLY OF THE INTERSECTION OF

**SAN CARLOS AND SOMBRERO ROADS, GREATER MONTEREY PENINSULA
AREA.**

Colin Gallagher described the project. The Del Monte Forest Land Use Advisory Committee recommended denial stating, "the committee is continuing its long standing denial of short term rentals until such time as a firm policy is mandated in the Del Monte Forest."

Diane Ciesinski, applicant, was present.

Jim Nero, Jack Kidder, David Stern, Geoffrey Cuskury, and Robert Stephen spoke in opposition of the project.

Cynthia Dusenbury spoke in favor of the project. She worked in property management for three years and only had one bad experience.

Nero spoke on rebuttal and stated that a continuance was needed so that Jan Leisure of Monterey Bay Property Management could be present.

Ciesinski spoke on rebuttal and stated that Monterey Bay Property Management has been available.

There was discussion regarding the allegations of enforcement issues and Mr. Gallagher was requested by the Zoning Administrator to research records or violations on property and transient Use Permits.

After discussion and hearing concerns of other complaints, the Zoning Administrator continued the item to December 11, 2003, for staff to research the issues.

7. SOUTH COUNTY PACKING INC (PLN030182)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A USE PERMIT FOR AUTO REPAIR FACILITIES (INCLUDING REPAIR AND MAINTENANCE OF FARM EQUIPMENT); 2) AN ADMINISTRATIVE PERMIT FOR AN OFFICE; AND 3) A GENERAL DEVELOPMENT PLAN. THE EXISTING STRUCTURE WOULD BE REMODELED AND NO NEW STRUCTURES OR CHANGES IN STRUCTURAL COVERAGE, HEIGHT, OR SETBACK ARE PROPOSED. THE PROPERTY IS LOCATED AT 62040 CATTLEMENS ROAD, SAN ARDO (ASSESSOR'S PARCEL NUMBER 237-044-003-000), NORTHERLY OF THE INTERSECTION OF MAIN STREET AND CATTLEMENS ROAD, CENTRAL SALINAS VALLEY AREA.

Colin Gallagher described the project.

Suzanne Rava accepted the conditions.

After discussion, the Zoning Administrator approved the project subject to the Findings and Evidence and proposed Conditions of Approval.

8. FORD JONATHAN & ROSE MARIE (PLN990492)

CONTINUED FROM 11/13/03. COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR A NEW 2,160 SQ. FT. TWO-STORY SINGLE FAMILY DWELLING WITH ATTACHED 495 SQ. FT. GARAGE, 648 SQ. FT. DECK, A 1,500 GALLON UNDERGROUND WATER TANK, AND 700 CU. YDS. OF GRADING (380 CU. YDS. CUT, 360 CU. YDS. FILL); 2) USE PERMIT FOR WAIVER OF THE POLICY PROHIBITING DEVELOPMENT ON 30 PERCENT SLOPES. THE PROPERTY IS LOCATED AT 245 CALLE DE AGRIMENSORS, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 189-532-006-000), FRONTING ON AND NORTHEASTERLY OF CALLE DE AGRINEMSORS, CARMEL VALLEY AREA.

Colin Gallagher described the project and requested a continuance to allow time to resolve some of the issues and concerns raised by a neighbor.

After discussion, the Zoning Administrator continued the project to December 11, 2003.

9. BAKER JERRY & CHRISTINE (PLN030524)

AMENDMENT TO A PREVIOUSLY APPROVED COASTAL ADMINISTRATIVE PERMIT (PLN000259 - BAKER) TO ALLOW A DESIGN CHANGE TO THE ROOF LINE OF THE ORIGINALLY APPROVED SINGLE FAMILY DWELLING AND INCREASE IN HEIGHT FROM 26.6 FEET TO 30 FEET. THE PROPERTY IS LOCATED AT 1504 BONIFACIO ROAD (ASSESSOR'S PARCEL NUMBER 008-341-012-000), FRONTING ON AND SOUTHERLY OF BONIFACIO ROAD, WEST OF PALMERO WAY, DEL MONTE FOREST AREA, COASTAL ZONE.

Luis Osorio described the project and stated he received letters of opposition from Lee von Hasseln and G. W. Granger. The Del Monte Forest Land Use Advisory Committee recommended denial.

Anthony Lombardo spoke on behalf of the Bakers and addressed the height issues.

Jerry Baker, owner, accepted the conditions.

Donald Hubbard, attorney representing the McGuire's, spoke in opposition of the project and failure to comply with regulations. He had letters of opposition from Alex Dubelman and Carol Keaton.

Russ Haslett made comments regarding the raising of the foundation without notifying the County.

Clay McGuire, Don McGuire, Alex Dubelman, Jerry Heisel, and David Keaton, mother of Carol Keaton, spoke in opposition of the project.

Anthony Lombardo addressed the allegations on rebuttal. He said that no one said where the project was inconsistent with an ordinance, policy, or design.

Luis Osorio addressed allegations of misconduct by the Planning and Building Inspection Department.

The Zoning Administrator deleted Finding #1(g). Finding #6 was mislabeled as Finding #7. The following sentence was added to Finding #6: "This permit serves to clear the violations on this property."

After discussion, the Zoning Administrator approved the project subject to the amended Findings and Evidence and proposed Conditions of Approval.

F. OTHER ITEMS: None

G. ADJOURNMENT: 11:37 a.m.

ATTEST:

MIKE NOVO
Zoning Administrator

/lmr