

FINAL

**MONTEREY COUNTY ZONING ADMINISTRATOR
January 8, 2004
MINUTES**

A. ROLL CALL:

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

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: The Minutes for the December 11, 2003, meeting were approved.

D. DESIGN APPROVALS:

1. HALEY DAVID W & JANICE M HALEY (DA030493)

Design Approval to allow for the construction of a new 5,777 square foot single story family residence; an attached four car garage with a second story bedroom; 1,352 square foot covered porch; new septic tank; and retaining walls. Materials and colors for main house to be of board and batten wood siding (Rockwood clay and stained redwood with Roycroft vellum beige trim); garage to be of board and batten wood siding (Rockwood red with Roycroft vellum beige trim); Santa Maria stone veneer and asphalt shingle roofing. The property is located at 8125 Carina (Lot 80), Carmel Valley (Assessor's Parcel Number 259-092-020-000), Tehema Subdivision, southwest of the Via Malpaso and Carina Road intersection, Greater Monterey Peninsula area.

The Zoning Administrator described the project and discussed the six conditions of approval.

Michael Waxer accepted the conditions.

After discussion the Zoning Administrator approved the Design Approval.

SCHEDULED ITEMS:

2. HISTORY & HERITAGE CENTER (PLN020486)

Continued from 8/28/03. Amendment to ZA06151 modifying condition No. 33 requiring road, sign, and striping improvements in-lieu of installing a traffic signal at the intersection of Highway 1/Pieri Court. The project is located at 8425 Moss Landing Road (Assessor Parcel Number 133-221-006-000), Moss Landing, North County, Coastal Zone.

The Zoning Administrator described the project.

Bryce Hori, Public Works, requested a continuance to meet with staff to work out the issues with the applicant.

After discussion, the Zoning Administrator continued the project to February 12, 2004.

3. KEYZERS CLAUDE S & JOAN C TRS (PLN020501)

Combined Development Permit consisting of: (1) a Coastal Development Permit to allow development on slopes in excess of 30%; (2) a Coastal Administrative Permit to allow construction of a 125 foot long, 4 to 8 foot high retaining wall with grading (150 cubic yards cut and 20 yards fill); and (3) Design Approval. The project is located at 254 Highway 1, Carmel (Assessor's Parcel Number 241-182-025-000), westerly of the intersection of Highlands Drive and Highway 1, Carmel Highlands area, Coastal Zone.

The Zoning Administrator described the project.

Sue Snow, on behalf of the applicant, accepted the conditions.

John Hodges, Environmental Health, stated that since no records showing the location of the septic system had been submitted, that a proposed grading plan needs to be submitted for review and approval by Environmental Health as per the listed Condition #4, to protect the existing septic system.

Claude Keyzers, applicant, gave a history on the project for the record regarding grading work on a slope over 30%. He wanted the record to show that that information is incorrect. He also wanted the record to show they were not in violation. Mr. Keyzers accepted the conditions and asked for clarification of the septic system and leach field. The Zoning Administrator stated the concern was that there were not any components of the leach field where work was being done.

Paul Earnest, spoke regarding Condition #1 being a Coastal Development Permit and building a retaining wall on 30% slope.

The Zoning Administrator added Finding 1(i), amended Condition #2 and 5 and approved the project based on the amended Findings and Evidence and proposed amended Conditions of Approval.

4. WHITEHEAD RON & HASSAN BABEI (PLN030387)

Coastal Administrative Permit for site restoration. Restoration includes removal and relocation of 200 cu. yds. of fill from Assessor's Parcel Number 129-101-060-000 to Assessor's Parcel Number 129-101-061-000. The property is located at 383 and 387 Paradise Road, Salinas (Assessor's Parcel Numbers 129-101-060-000 and 129-101-061-000), North County area, Coastal Zone.

The Zoning Administrator described the project.

Ron Whitehead accepted the conditions.

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

5. WHITEHEAD RON & HASSAN BABEI (PLN030388)

Coastal Administrative Permit for site restoration. Restoration includes removal and relocation of 220 cu. yds. of fill to its original location on the parcel. The property is located at 387 Paradise Road, Salinas (Assessor's Parcel Number 129-101-061-000), North County area, Coastal Zone.

The Zoning Administrator described the project and after discussion approved the project based on the Findings and Evidence and proposed Conditions of Approval.

(Ron Whitehead left after first project, so was unable to accept conditions on record.)

6. LAUPMANIS DAVID & CHERYL (PLN020487)

Combined Development Permit consisting of (1) a Coastal Administrative Permit to allow the construction of a 2,268 sq. ft. two-story single family dwelling and a 1,490 sq. f. attached two-story garage with non-habitable attic; a well; water tank; septic system; grading (170 cu. yds. of cut and 585 cu. yds. of fill) and (2) a Coastal Development Permit to allow development within 100 ft. of an environmentally sensitive habitat. The property is located at 14681 Tumbleweed Lane, Watsonville (Assessor's Parcel Number 129-141-064-000), North County, Coastal Zone.

Was heard out of sequence (before the two Whitehead projects).

The Zoning Administrator described the project and stated a continuance was requested. The project was continued to January 29, 2004.

7. HAGEMAN JOSHUA G (PLN010032)

Continued from 12/11/03. Combined Development Permit consisting of a Coastal Administrative Permit for development of a well, and a Coastal Development Permit for development within 750 feet of an archaeological resource. The property is located at Spindrift Road, Carmel Highlands (Assessor's Parcel Number 241-252-007-000), west of Highway 1 and east of Spindrift Road, Carmel Highlands area, Coastal Zone.

Colin Gallagher described the project and recommended a continuance in order to provide additional time for Monterey Peninsula Water Management District to review the Hydrogeologic report and provide comment to staff.

After discussion, the Zoning Administrator continued the project to February 12, 2004.

8. KRAFT GREGORY J & TERESA L KRA (PLN030346)

Combined Development Permit consisting of: 1) an Administrative Permit for a 5,138 sq. ft. two-story single family dwelling with a 901 sq. ft. attached garage and detached 853 sq. ft. stable; and 2) a Use Permit for a waiver of the policy prohibiting development on slopes greater than 30% for driveway access; 3) grading (4,264 cu. yds. of cut and 1,925 cu. yds. of fill); and Design Approval. The property is located at Lot 223, 16 Mesa Trail, Santa Lucia Preserve (Assessor's Parcel Number 239-111-015-000), Greater Monterey Peninsula area.

Colin Gallagher described the project.

Eric Miller, architect, accepted the conditions.

The Zoning Administrator was concerned that the excess fill was not being trucked off site and should not impact the scenic easement area. The Zoning Administrator added a condition that the applicant submits a grading plan to include entire fill area as depicted and a tree protection measure and erosion control plan within the fenced corral area.

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

9. KLEPPER WILLIAM A & JOAN K (PLN030358)

Combined Development Permit consisting of a Coastal Administrative Permit to allow a 407 sq. ft. guesthouse with stair and landscape wall extensions, and to comply with the parking requirement for a single family residence by allowing an uncovered parking space within the front setback; a Coastal Development Permit for development within 750 ft. of an archaeological resource; and Design Approval. The property is located at 26276 Carmelo Street, Carmel (Assessor's Parcel Number 009-403-008-000), northerly of the intersection of Carmelo Street and 16th Avenue, Coastal Zone.

Colin Gallagher described the project, amended Condition #5, and added a condition for the deed restriction.

Eddie Hurt, architect, accepted the conditions and addressed Conditions #11, Mitigation Measure #3, exact depth of excavation needs to be worked out with the archeologist.

There was discussion regarding parking spaces and easement issue.

Mary Doane, archeologist, addressed the easement issue.

After discussion, the Zoning Administrator continued the project to January 29, 2004 to have the archeologist talk to the soils engineer to make sure that there is the ability to not disturb a great amount of soil on the project and take a look at parking in the front set back area.

10. BUTLER YVONNE (PLN030487)

Combined Development Permit consisting of: 1) a Coastal Administrative Permit to remove a 1,560 square foot mobile home with a porch and patio and a 413 square foot shed; construct a 1,448 square foot manufactured home with a porch and redwood deck; and convert a 240 sq. ft. section of an existing shed to a detached garage. Grading is less than 100 cubic yards (equal cut & fill); 2) a Variance for a reduction in the front set back (from 30 to 23 feet) for the main dwelling and a reduction in the front setback (from 50 to 14 feet) for the detached garage. The property is located at 6849 Paradise Canyon Road, Salinas (Assessor's Parcel Number 129-222-005-000), west of the San Miguel and Paradise Canyon Road intersection, Prunedale area, North County, Coastal Zone.

The Zoning Administrator described the project.

Yvonne Butler, applicant, accepted the conditions.

After discussion, the Zoning Administrator added Evidence 4(d), "The septic system located on the flat building pad further limits dwelling location. The septic system and slope constraints limit structure location and orientation. The garage location is also limited by slope constraints."

The Zoning Administrator approved the project based on the amended Findings and Evidence and proposed Conditions of Approval.

11. WITTER DEAN III & REBEKAH F (PLN030102)

Continued from 12/11/03. Variance from side yard setbacks to allow development of a single family dwelling (2,232 sq. ft.) with an attached garage (440 sq. f.); and Design

Approval on a lot not certified by the California Coastal Commission. The property is located at 112A Yankee Point Drive, Carmel (Assessor's Parcel Number 243-161-017-000), Yankee Point area, Coastal Zone.

Timothy Johnston described the project and recommended approval of the Design Approval and denial of the Variance.

Anthony Lombardo, representative, addressed the variance issue and letters of concern received. Mr. Lombardo accepted the conditions.

John Hodges, Environmental Health, *addressed the septic system condition stating it depended on the footprint

Michael Albov, representative for * and Frank and Norman Leve, spoke in opposition of the project and discussed the various concerns regarding set backs, view shed, house site, archaeological survey, and leach field.

Ted Ciesla, Bill Brandwein, and Paul Ernest spoke in opposition of the project.

Anthony Lombardo, on rebuttal, addressed set backs and variances.

After discussion and reading the purpose of the Design District, the Zoning Administrator scheduled a field trip to the site for January 15, 2004, at 9:30 a.m. and continued the project to January 29, 2004.

12. LINDSTROM DANNY E & CATHERINE (PLN030385)

Combined Development Permit consisting of 1) Use Permit and slope exception to allow the grading of 4,270 cubic yards of cut and fill for a residence and driveway, the driveway provides primary access for the proposed residence, minor portions of which both the driveway and residence will bridge 30% slopes; 2) Design Approval for the construction of a 3,350 square foot two story single family dwelling with an attached garage, septic system and two 5 foot high by 53 foot long retaining walls, and a 1,098 square foot barn. The project is located at 23370 Berry Drive, Salinas (Assessor's Parcel Number 139-161-038-000) southeast of River Road, Toro area.

The Zoning Administrator described the project.

Danny Lindstrom, applicant, accepted the conditions.

The Zoning Administrator added the Planning and Building Inspection Department to Condition #6 to ensure tree protection.

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

E. OTHER ITEMS: None

F. ADJOURNMENT: 12:50 p.m.

ATTEST:

MIKE NOVO
Zoning Administrator

/lmr