

FINAL

**MONTEREY COUNTY ZONING ADMINISTRATOR
May 27, 2004
MINUTES**

A. ROLL CALL:

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

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: The Minutes for the May 13, 2004, meeting were approved.

Al Mulholland, Water Resources arrived at 9:03 a.m.

D. DESIGN APPROVALS:

1. NYSTROM RICHARD M TR (DA040124)

The Zoning Administrator described the project and approved the Design Approval. The applicant was not present.

E. SCHEDULED ITEMS:

2. SAPER JEFFERY & VIVIAN (PLN040161)

Julie Radoman, Assistant Planner for Monterey County Planning and Building Inspection, presented the project and recommended denial of the Variance request #2 and approval of the Coastal Administrative Permit, Design Approval, and Variance request #3.

Jun Sillano, representative for the applicant, gave an overview of the proposed new layout for the side yard, service area, and setbacks. He accepted all the conditions except for Condition #4 regarding the kitchenette and parking spaces. He proposed a new staircase, which met the required setbacks. The only variance that would be needed would be for the corner of the garage in front of the dumbwaiter.

The Zoning Administrator noted that the Pescadero watershed surface variance was not needed as the proposal meets the regulations.

There was discussion regarding eliminating the kitchenette and two parking spaces. The Zoning Administrator made corrections to the staff report to include: Evidence 1(a) to add “acre” and delete “the proposed addition will enlarge and proposes to extend the existing nonconforming setback an additional 4.5 feet”; Evidence 1(e) to Haro; Evidence 1(g) to Condition #14; Finding 8 to amend to Title 20 and delete “Section 20.147.030.A.1.b of the Monterey County Coastal Implementation Plan”; delete Evidence 8(a) and (b) and replace (a) with “the parcel has no circumstances or constraints that prevent the proposed house from meeting required setbacks”; change Evidence 8(c) to (b); delete sentence relating to the project not meeting all other zoning requirements regarding setbacks and reduction of the Pescadero watershed structural and impervious surface in Finding 9; Evidence 9(a) add 0.94 acre parcel and delete the last sentence; and renumber from Finding #10 to 12. Amendments to the Conditions include: Condition #1, deleting part (2) and (3); #2, amend to Section 20.82.110; #4 to amend (3) to eliminate the two parking spaces just inside the entry gate; #11 to replace with the standard landscape language allowing bonding; and #17 to add a height certification Prior to Framing Inspection for Roof (same language as for Prior to Final).

Vivian Saper, owner, addressed the parking spaces.

After discussion, the Zoning Administrator approved the Combined Development Permit for PLN040161, based on the amended Findings and Evidence and subject to the amended Conditions of Approval.

3. BRENNEMAN MARK & JULIA (PLN030605)

Staff requested a continuance of this project to June 10, 2004, and after discussion, the Zoning Administrator continued the Combined Development Permit to June 10, 2004.

4. HERNANDEZ MARY E (PLN010384)

Staff recommends this application be continued to a date uncertain (tabled) in order to allow the completion of the review of all septic-related background information. Specific issues are related to the expansion of the existing septic system in relationship to the location of the Harper Creek nearby, which needs to be analyzed further. After discussion, the Zoning Administrator tabled the project.

5. MILLER INVESTORS LLC (PLN030571)

The Zoning Administrator described the project and changed the date to January 29, 2004 in Condition #3.

Eric Miller, owner, accepted the conditions.

After discussion, the Zoning Administrator approved the Use Permit based on the Findings and Evidence and subject to the amended Conditions of Approval for PLN030571.

F. OTHER ITEMS: None

G. ADJOURNMENT: 9:45 a.m.

ATTEST:

MIKE NOVO
Zoning Administrator

MN/lmr