

FINAL

**MONTEREY COUNTY ZONING ADMINISTRATOR
June 24, 2004
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 June 10, 2004, meeting were not available and were continued to a date uncertain.

D. DESIGN APPROVALS: None Scheduled

E. SCHEDULED ITEMS:

1. STATE OF CALIFORNIA (PLN030651)

The Zoning Administrator described the project deleted Finding #4 and changed # of Conditions in Condition #2.

Laura Lawrence, Environmental Health, modified Condition #1.

David Smith accepted the conditions.

There was discussion on the fence and Condition #9 regarding the planters.

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

2. NINO HOMES AT ARROYO SECO INC (PLN040274)

The Zoning Administrator described the project, amended Finding #4 and Conditions #2, 4, and 9, deleted #10, amended #12 and 13 (new #11 & 12).

Mike Nino accepted the amended conditions.

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

3. VON BERG MARC & MIKI (PLN030593)

The Zoning Administrator described the project.

Michael McCormick corrected the square footage to 2,064 and added a condition for landscaping.

Jun Sillano, representative for the applicant, accepted the conditions, described the site, and discussed the variance stating Toro Hills Homeowners Association agreed to the variance.

There was discussion on the requirements for approval on a variance set forth in the Zoning Ordinance and how height limits were achieved in the subdivision.

The Zoning Administrator added Evidence (e) and (f) to Finding #4 and changed Condition #2 to read 10 conditions.

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

4. MAC KENZIE MARK & LAUREL (PLN030512)

Colin Gallagher presented the project and recommended the Zoning Administrator table the item until such time as outstanding issues can be resolved.

Mark MacKenzie stated there was confusion of the number of water service connections.

Laura Lawrence, Environmental Health, stated the lot is permitted for seven (7) connections.

MacKenzie would be allowed to apply for a Building Permit two weeks after approval of the permit.

After discussion, the Zoning Administrator continued the Combined Development Permit to July 8, 2004.

5. FORD JONATHAN & ROSE MARIE (PLN990492)

Colin Gallagher presented the project and recommended approval and read into the record a letter from Colin Fletcher requesting denial of the application.

There was discussion regarding the old house and new house in the same location and tree issues.

Ken and Rosanne Anderson accepted the conditions, read into the record a letter from the architect, and stated the well is on a pad above ground.

The Zoning Administrator added an Evidence to Finding #2.

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

F. OTHER ITEMS: The Zoning Administrator thanked Michael McCormick for his years with the Planning and Building Inspection Department and wished him well in his new position.

G. ADJOURNMENT: The meeting was adjourned at 10:20 a.m.

ATTEST:

MIKE NOVO
Zoning Administrator

MN/lmr