

FINAL

**MONTEREY COUNTY ZONING ADMINISTRATOR
July 29, 2004
MINUTES**

A. ROLL CALL: 10:45 A.M.

Present:	Environmental Health	Laura Lawrence
	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 June 10, 2004, and June 24, 2004, meetings were approved.

D. DESIGN APPROVALS:

1. PARKINSON RICHARD DA040111

The Zoning Administrator described the Design Approval.

Susan Bailey, representative for applicant, stated the house has been downsized.

After discussion, the Zoning Administrator approved the Design Approval.

E. SCHEDULED ITEMS:

2. KELLY ROBERT & RENEE PLN040217

The Zoning Administrator described the project stating staff recommended a continuance pending the resolution of a code violation related to trees being removed without a permit.

Anthony Lombardo, representative for the applicant, requested a 30-day continuance.

After discussion, the Zoning Administrator continued the project to August 26, 2004.

3. MAGRUDER ROY & JUDITH PLN030012

The Zoning Administrator described the project and added a condition that a benchmark shall be set by a licensed surveyor or civil engineer prior to issuance of a Building Permit. Prior to the framing inspection, certification shall

be submitted to Planning and Building Inspection Department that the finished height of the structure will not exceed the height limit.

Dan Curran, architect for applicant, accepted the conditions.

Phyllis Drake was concerned whether the garage is detached or attached, height of the garage, new location of the home, and outside lighting.

There was discussion regarding the location of the house, the height, and outside lighting.

Mr. Curran addressed the location issue.

Al Mulholland, Water Resources Agency, addressed the drainage plan, downspouts from the house, base of bluff, and geotechnical report.

After discussion, the Zoning Administrator approved the project with changes to Evidence 1(d), 1(f), 2(b), and 4(a) (typos), and Conditions #2 to 21 conditions, #7(b) to "if" construction activities, #10 amend to add ". . . fully controlled from lighting the bluff or the ocean," and #21 to add Height Verification.

4. CASNER LARRY PLN040119

The Zoning Administrator described the project stating a request to continue this item to August 12, 2004, in order to resolve issues with the Division of Environmental Health and clarify recommended conditions of the Salinas Rural Fire Protection District.

Norman Martella spoke stating he was not against the zoning change.

The Zoning Administrator suggested Mr. Martella address his issues in a letter and send them to the planner, since comments were restricted to the continuance.

After discussion, the Zoning Administrator continued this item to August 12, 2004.

5. PETRO DEBRA & PAUL PLN030603

The Zoning Administrator described the project.

Anthony Lombardo, on behalf of the applicant, submitted a letter from Patricia Thomas regarding the proposed location of the caretaker's unit on the property.

The Zoning Administrator amended Findings and Evidence for 1(c) & (e), 2(a), changed Finding #4 to "The development, as approved and conditioned, will not create a sustaining adverse impact when viewed from a common public viewing area," and Evidence 6 to add "resulting in one legal parcel." Further he amended

Condition #1 to show a letter from Anthony Lombardo dated July 20, 2004, #13 to reflect "a letter," and #21 & 24 amended to add "except as approved by the fire district."

Paul Petro, applicant, addressed the caretaker unit.

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

6. RYAN JONATHAN & LEANNE PLN030553

The Zoning Administrator described the project and staff requested a continuance because the existing building is above the coverage allowed and will require a variance for side setback and second story side setback for the coverage.

There was no public comments.

The Zoning Administrator continued the project to August 12, 2004.

F. OTHER ITEMS:

Laura Lawrence, Environmental Health, stated that staff reports need to be received by her at least one week before the hearing.

Al Mulholland, Water Resources Agency, echoed the same.

G. ADJOURNMENT: 11:25 a.m.

ATTEST:

MIKE NOVO
Zoning Administrator

MN/lmr