

FINAL

**MONTEREY COUNTY ZONING ADMINISTRATOR
September 9, 2004
MINUTES**

A. ROLL CALL: 11:50 a.m.

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| Present: | Environmental Health | Laura Lawrence |
| | Public Works | Bryce Hori |
| | Zoning Administrator | Mike Novo |
| | Senior Secretary | Linda Rotharmel |

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| Absent: | Water Resources | Al Mulholland |
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B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: There were no Minutes for approval for this meeting.

D. DESIGN APPROVALS: None Scheduled

E. SCHEDULED ITEMS:

1. CORRAL DE TIERRA COUNTY CLUB – PLN040233

The Zoning Administrator described the project.

Michael Cling, representative for the applicant, requested clarification that the structures would be conforming with this permit.

The Zoning Administrator addressed the issue and stated they would.

Mr. Cling further requested that Finding 1 reflect that this permit makes the proposed structures conforming. He introduced Ken Scates and Dennis McCoy.

There was discussion regarding Special Events parking and Fire Flow. Mr. Scates, HGHB Architects, stated the site can accommodate parking and Mr. Dennis McCoy, Nova Partners, addressed the issue.

Bill Phelps stated he was unable to get numbers from Cal American or Alco regarding the gallons per minute available in storage system and fire hydrants.

The Zoning Administrator amended Finding #1 to reflect that the permit makes the proposed structures conforming and amended Condition #12 to reflect a minimum of ten spaces shall be made available.

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.

2. AIVAZIAN JEFFREY RUBEN & DEBORAH – PLN040131

The Zoning Administrator described the project, deleted second sentence of Finding 11(b), amended Condition #4 to “impervious surface shall not exceed 9,000 square feet,” amended Condition #11, to add “Drainage improvements installed” under Compliance or Monitoring Actions and “Prior to Final” under Timing, and added Condition #18 to eliminate part of the impervious driveway.

Jun Sillano, representative for Mr. and Mrs. Aivazian, concurred with the Conditions of Approval. Ed Keith and Rose Silva sent in letter and Mr. Sillano addressed their issues.

There was discussion regarding the average natural grade, height limit, and driveway. Mr. Sillano addressed the issues.

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.

3. FOSTER JULIE – PLN040110

The Zoning Administrator described the project.

David Bates, on behalf of the applicant, requested changes to Conditions #2 to add Ms. Foster’s name, #4 to three half days per week, and #5 reconsideration of no on street parking.

The Zoning Administrator stated he could not add Ms. Foster’s name to Condition #2 as the permit runs with the land, but recommended they look into a private agreement, amended Condition #3 to no more than eight patients being treated in a half day of operation, #4 to reflect operation of no more than three half days, #5, to reflect that any event shall not exceed 70 decibels during the day and not exceed 60 decibels between 10 p.m. and 7 a.m., Condition #6 to no more than two non residents, and #8 that the initial Use Permit one year period not start until commencement of use.

Bryce Hori, Public Works Department, entertained a continuance to further check into the request of Mr. Bates for on street parking. Mr. Bates stated it wasn’t that important to continue the project and he agreed to the amended conditions.

George Stern, neighbor, was concerned with traffic as the project is modified.

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

4. STRAFACE FRANK J TR ET AL – PLN040361

The Zoning Administrator described the project, deleted Evidence #3(a) and replaced it with “See Evidence (a) for Finding #2,” and amended Condition #1 to reflect a 5,122 square foot house.

Sue Snow, representative for the applicant, agreed to the conditions.

After discussion, the Zoning Administrator approved the Variance based on the amended Findings and Evidence and subject to the amended Conditions of Approval. The ZA made clear that the variance was being issued due to the error by the Planning and Building Inspection Department, not based on any physical circumstances related to the property, itself.

5. RYAN JONATHAN D & LEANNE M – PLN030553

The Zoning Administrator described the project and Tabled the item.

6. DEEGAN KITTY E & KENNETH A – PLN040107

The Zoning Administrator described the project and deleted Evidence (b) of Finding #1.

Jun Sillano, representative for the applicants, requested Condition #7 be deleted and Condition #8 prevail.

There was discussion regarding Condition #7, Restoration and Natural Materials and the Zoning Administrator deleted the condition.

Mr. Sillano agreed to the amended Conditions.

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

F. OTHER ITEMS: None

G. ADJOURNMENT: 12:32 p.m.

ATTEST:

MIKE NOVO
Zoning Administrator

MN/lmr