

FINAL

**MONTEREY COUNTY ZONING ADMINISTRATOR
September 30, 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 August 12, 2004 and August 26, 2004, meeting were adopted.

D. DESIGN APPROVALS:

1. BURNHAM ROBERT & MARY – DA040185

Todd Krubiner, Land Use Technician, described the project.

Tom Carlton, representative for Robert and Mary Burnham accepted the conditions.

After discussion, the Zoning Administrator approved the Burnham Design Approval application subject to the conditions recommended by staff.

2. ROBINSON KEVIN & SUNDAE – DA040328

The Zoning Administrator described the project.

Eddie Hurt, architect and representative for owners of the property, accepted the conditions.

Marilyn Kirby, neighbor, was concerned with two-story house and driveway.

There was discussion on driveway.

Eddie Hurt spoke on rebuttal.

After discussion, the Zoning Administrator approved the Robinson Design Approval application, subject to the conditions recommended by staff.

E. SCHEDULED ITEMS:

3. KILLIAN LOU – PLN040172

The Zoning Administrator described the project.

Jun Sillano, representative for Mr. and Mrs. Killian, accepted the conditions of approval.

There was discussion regarding hard bedrock, building height, tree removal, and house location.

After discussion, the Zoning Administrator adopted the Mitigated Negative Declaration and Mitigation Monitoring Program and approved the Combined Development Permit based on the Findings and Evidence (with a change to Finding 4) and subject to the recommended Conditions of Approval.

4. KELLY ROBERT & RENEE – PLN040217

The Zoning Administrator described the project.

Anthony Lombardo, representative for the applicant, requested a date certain of 30 days.

After discussion, the Zoning Administrator continued this item to October 28, 2004.

5. JENSEN ROBERT & SHIRLEY – PLN040482

The Zoning Administrator described the project.

James Geiger, architect for applicant, accepted the conditions of approval.

There was discussion on the proposed deck and site coverage on the property.

The Zoning Administrator deleted Evidence (c) of Finding #6 and added, “Special circumstances apply to this property. The house was constructed in 1982 prior to adoption of the Local Coastal Program (LCP). Construction at that time did not foresee the restrictive floor area ratio of the LCP. New construction would be able to design to meet floor area ratio requirement of the LCP. This variance would not be applicable to construction under the LCP,” and deleted the first Evidence (b) of Finding #7.

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

6. NATIONAL REFRACTORIES – PLN040363

Brett Becker, Associate Planner, described the project.

The Zoning Administrator asked questions regarding the CEQA exception, adequate clean-up, historic structures, future commercial park, and any violations on site. John Hodges, Environmental Health Division, addressed the CEQA and clean-up issues. Brett Becker addressed the CEQA exemption, historic structures, future Commercial Park, and violations on site.

Bob Rosenthal, representative for the applicant, addressed comments made by Zoning Administrator and accepted the Conditions of Approval.

The Zoning Administrator deleted “No grading or land disturbance will be involved.” from Evidence (d) of Finding #1 and amended Condition #6 to add “Prior to demolition, the demolition foreman shall meet with the project planner at the site to ensure protection of historic structures.”

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

7. LEATON MICHAEL & TRACY – PLN040229

Colin Gallagher, Assistant Planner, presented the project.

The Zoning Administrator questioned the use of the driveway for parking space, visibility issues, and on street parking. Colin Gallagher responded to the issues. Bryce Hori, Public Works Department, also responded to the parking issues.

Tracy Leaton, applicant, accepted the Conditions of Approval.

The Zoning Administrator deleted the word “covered” in Evidence (e) of Finding #1, deleted “off street compact” and amended “two months” to “60 days” in Condition #1, deleted Condition #5, and replaced Condition #6 with Public Works condition, “That the applicant obtain an encroachment permit from the Department of Public Works and construct one on-street parking space on San Luis Road subject to the approval of the Department of Public Works.”

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.

8. MACGOWN KATHERINA – PLN040004

Collin Gallagher, Assistant Planner, described the project, added a condition for compaction, entered letters into the record from Jim Huey, KVC Irrevocable Trust, and John Dubets, and an e-mail from John Bridges, representative of a neighbor.

John Dubets, representative for the applicant, addressed the issues raised.

The Zoning Administrator asked questions regarding the site plan, 30’ setbacks, height limit, 30% slopes, and average natural grade.

John Bridges, representative for Dee Olson, agreed to the additional condition for compaction.

John Dubets spoke on rebuttal.

After discussion, the Zoning Administrator approved the Administrative Permit and Design Approval based on the amended Findings and Evidence and subject to the amended Conditions of Approval. The Zoning Administrator deleted the second Evidence (e) in Finding #1 and added the condition for compaction.

F. OTHER ITEMS: None

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

ATTEST:

MIKE NOVO
Zoning Administrator

MN/lmr