

**FINAL**

**MONTEREY COUNTY ZONING ADMINISTRATOR  
October 28, 2004  
MINUTES**

**A. ROLL CALL:**

Present:	Water Resources	Al Mulholland
	Public Works	Bryce Hori
	Environmental Health	John Hodges (arrived later in meeting)
	Zoning Administrator	Mike Novo
	Senior Secretary	Linda Rotharmel

**B. PUBLIC COMMENT:** None

**C. APPROVAL OF MINUTES:** Tabled to next meeting.

**D. DESIGN APPROVALS:**

**1. COLELLA SAMUEL D TR ET AL (DA040181)**

The Zoning Administrator described the project.

Jun Sillano, representative for applicant, accepted Conditions of Approval.

Nancy Burrows and Terry Alfren, neighbors, spoke of concerns regarding height of fencing and blocking of view.

The Zoning Administrator addressed the issues and explained that the ordinances do not protect private views.

Jun Sillano spoke on rebuttal.

After discussion, the Zoning Administrator approved the project as submitted and stated it would be appealable to the Board of Supervisors.

**2. RHEIN BARRY & MARY (KENNAMORE) (DA040186)**

The Zoning Administrator described the project and continued it to November 18, 2004, to resolve issues with the Homeowners Association.

**3. BELMONT ASSOCIATES LLC (DA040374)**

The Zoning Administrator described the project.

Mary Jo Moore accepted the Conditions of Approval.

After discussion, the Zoning Administrator approved the project with the recommended Conditions of Approval by staff.

**4. HASKEW LON & REBECCA (DA040394)**

The Zoning Administrator described the project.

Bill Mefford, architect, accepted the conditions.

After discussion, the Zoning Administrator approved the project with the Conditions of Approval recommended by staff.

**E. SCHEDULED ITEMS:**

**5. WRIGHT JOANN (PLN020506)**

Brett Becker described the project.

*John Hodges, Environmental Health Division, arrived at 9:20 a.m.*

There was discussion regarding the septic system and adding a condition for Grading Permit.

John Hodges, Environmental Health, stated the septic system would be reviewed under the Building Permit.

The applicant was not present.

After discussion, the Zoning Administrator adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approved the Combined Development Permit based on the Findings and Evidence and subject to the amended Conditions of Approval.

**6. REDDY ARJUN & SANDHYA (PLN040088)**

Brett Becker described the project and revised Condition #9, Landscaping, to add "oak trees."

Martha Madsen, architect for project, accepted the conditions of approval, as amended.

There was discussion regarding the height, screening, and appropriate lighting.

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

**7. PISONI EDWARD J ET AL (PLN030207)**

The Zoning Administrator described the project.

Tim Baldwin, representative for applicant, gave an overview of the project and accepted the conditions of approval.

There was discussion on construction, a new Deed Restriction/Notice condition that the Zoning Administrator wants to add, and the Geotechnical and Geological Reports.

Mark Pisoni stated a Geotechnical Report has been prepared.

John Hodges, Bryce Hori, and Al Mulholland did not receive a copy of the staff report.

John Hodges, Environmental Health, added Condition EH19.

Al Mulholland, Water Resources Agency, amended Condition #9 to read Ordinance 3932.

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

**8. STATE OF CALIFORNIA (PLN040203)**

The Zoning Administrator described the project.

Larry Tierney, State Parks, accepted the Conditions of Approval.

There was discussion regarding Condition #5, abandoned well and amending Evidence (a) of Finding 1 to show “test well” rather than “water systems.”

John Hodges, Environmental Health Division, addressed the issue stating Condition #5 was put in as a contingency.

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

**9. PICKERT PAUL & MARIAN (PLN040411)**

The Zoning Administrator described the project.

John Earlandson, architect, accepted the Conditions of Approval.

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

**10. PRINGLE TRACTOR CO (PLN040514)**

Colin Gallagher described the project.

The Zoning Administrator discussed the hours of operation (8:00 a.m. to 5:00 p.m. Monday thru Friday and 9:00 a.m. to 12:00 p.m. on Saturday), Condition #4, traffic issues, and landscaping. The limitation on hours is not needed due to the location away from any residential areas. Landscaping was a concern to help soften views from Highway 101.

Bryce Hori, Public Works, responded by saying there would be no new employees, so no increase in traffic.

Jim Parsons, owner and general manager, requested Condition #4 be amended to remove 8:00 a.m. to 5:00 p.m. and 8:00 a.m. to 12:00 p.m., and accepted the other conditions of approval.

After discussion, the Zoning Administrator approved the project based on the Findings and Evidence and subject to the Conditions of approval to include medium height shrubs for landscaping and deleted Condition #4.

**11. KING MICHAEL J. (PLN040275)**

The Zoning Administrator continued the project to November 18, 2004.

**12. KING MICHAEL J. (PLN040278)**

The Zoning Administrator continued the project to November 18, 2004.

**13. MOORE DAVID & WENDY (PLN000440)**

The Zoning Administrator described the project, changed the numbering for the Tree Replacement condition to Condition #8.

No applicant was present.

Due to an error in posting of the Notices for the project, the Zoning Administrator continued the project to November 18, 2004.

**14. KELLY ROBERT & RENEE (PLN040217)**

The Zoning Administrator received a letter from the representative to continue this item to December 9, 2004.

Tony Cresup, representative, stated a draft restoration plan has been submitted and will be delivered this week. He had no objection to tabling the item.

After discussion, the Zoning Administrator tabled the item and stated it would be re-noticed when scheduled.

**15. PEBBLE BEACH CSD (PLN040359)**

The Zoning Administrator described the project.

Michael Niccum, Pebble Beach Community Service District, accepted the conditions of approval.

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

**F. OTHER ITEMS:** None

**G. ADJOURNMENT:** 10:51 a.m.

**ATTEST:**

**MIKE NOVO**  
**Zoning Administrator**

MN/lmr