

FINAL

**MONTEREY COUNTY ZONING ADMINISTRATOR
FEBRUARY 10, 2005
MINUTES**

A. ROLL CALL 9:35 a.m.

Present:	Zoning Administrator	Mike Novo
	Environmental Health	John Hodges
	Water Resources	Al Mulholland
	Acting Secretary	Cay Carter

B. COMMENT PERIOD - None

C. APPROVAL OF MINUTES - Tabled until next agenda

D. DESIGN APPROVALS

1. SILVA JOE A ET AL – DA040565

The Zoning Administrator described the project.

John Moore and Paul Davis, representing Joe Silva, discussed some typos in footage and address.

Janie Zook voiced concerns with project.

The Zoning Administrator explained the issues regarding Ms. Zook's concerns and approved the design approval with the conditions as recommended by staff.

2. DRISKILL ANTHONY E & JOCELYN N – DA040566

The Zoning Administrator described the project.

John Moore accepted the conditions.

Janie Zook voiced concerns with this project and the Zoning Administrator explained the situation with her concerns.

The Zoning Administrator approved the design approval with conditions as recommended by staff.

3. CAPRARA BRIAN TR ET AL – DA040598

The Zoning Administrator described the project.

John Moore, representing the owner, accepted the conditions. The Zoning Administrator asked questions regarding setbacks. Mr. Moore answered the questions.

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The Zoning Administrator approved the design approval with conditions as recommended by staff.

4. FRIEDMAN JOEL & SHARON TRS. – DA040530

The Zoning Administrator described the project.

Jun Silliano accepted the conditions. Then Zoning Administrator discussed a setback issue with one of the balconies.

The Zoning Administrator approved the design approval with conditions as recommended by staff.

E. SCHEDULED ITEMS

5. DAVIES ROBERT & DIANE – PLN040413

The Zoning Administrator described the project.

McKenzie Patterson, representing the owner, stated the conditions were acceptable.

The Zoning Administrator approved the project with the Findings and Condition recommended by staff with the deletion of Finding 5 and modifications to Condition 2.

6. LOBO KEITH & SUSAN TRS – PLN040413

The Zoning Administrator described the project.

Jun Silliano accepted the conditions.

The Zoning Administrator approved the project with the Findings and Condition recommended by staff with changes to Findings 6 (delete 'not') and 8, evidence b (strike 2nd sentence), with a change to Conditions 2, and with a new deed restriction condition.

7. SHACHMUT KENNETH & DARLA – PLN040627

The Zoning Administrator described the project and explained that the Variance can be avoided.

Sue Snow, representing the applicant, accepted the conditions and stated that they could accommodate the change to avoid the variance.

The Zoning Administrator approved the project with changes to Finding 1, the deletion of recommended Findings 3 through 6, the addition of the standard findings for public access, no violations, and public health and safety, modifications to conditions 1 and 2, and added a new Condition regarding fill beneath the proposed deck.

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8. BALKANSKI ALEXANDRE & SYBILLA-PLN040665

The Zoning Administrator described the project.

Arden Handsby, representing the applicant, discussed the project and questioned the need for HR Zoning as a condition of the project. The Zoning Administrator explained the requirements for positive Archeological sites.

John Hodges stated that Condition 14 needed to be modified, but that the condition was needed.

The Zoning Administrator approved the project with changes to Evidence 1c, Finding 3 and Finding 6, and with changes to Conditions 2 (citing 20.82.110), 8 (correct APN), and 14 (deleting first phrase).

9. REINS DAVID LEE (RYCE) – PLN040602

The Zoning Administrator described the project.

Jane Ryce discussed the septic system. John Hodges responded about the field work that was done and the need to put in a special type of system.

The Zoning Administrator clarified Condition 17's intent on clearing vegetation for fire. The Zoning Administrator approved the project with changes to Finding #1, 2nd evidence for Finding 1, the fifth evidence for Finding 3, and changes to Finding 7 and subject to the conditions as recommended by staff.

F. OTHER ITEMS – None

G. ADJOURNMENT

The meeting was adjourned at 10:12 a.m.

ATTEST

Mike Novo, Zoning Administrator

MN/cjc