

FINAL

**MONTEREY COUNTY ZONING ADMINISTRATOR
February 24, 2005
MINUTES**

A. ROLL CALL (9 a.m.)

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

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: The Minutes for the November 18, 2004 and December 09, 2004 meetings were approved.

D. DESIGN APPROVALS:

1. TENNANT, JOHN & LOIS – DA040601
Zoning Administrator described the project.

Mark Ellis, representative for John & Lois Tennant accepted the conditions.

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

E. SCHEDULED ITEMS:

2. KELLY, ROBERT & RENEE – PLN040217
Zoning Administrator described the project.

Anthony Lombardo, representative for Robert & Renee Kelly, requested changes to allow 15 gallon trees, delaying of planting until after construction completed, and reducing the 20 year monitoring to five years. He stated that the other conditions were acceptable.

The Zoning Administrator explained that some of those issues are being handled by the restoration plan approved by the Planning Director. After discussion, the Zoning Administrator approved the Kelly project subject to the recommended findings and conditions, with a modified condition #5 regarding changes allowed by the Planning Director to the restoration plan.

3. US BANK (BLANK) – PLN040609
Zoning Administrator described the project.

Ray Schmidt, representative for US Bank, accepted the conditions.

Debra Sue Langlois was concerned about water system issues and water moratorium in Prunedale. She read a letter from Penny and Robert O'Dell expressing concerns about losing the rural ambience, house size, water issues, and mosquitoes.

Randall Wilson was concerned about excavation into hillside, water issues and size of lap pool.

John Hodges and Al Mulholland discussed the water issues.

After discussion, the Zoning Administrator approved the US Bank project subject to the findings and conditions recommended by staff.

4. OSBORNE CHARLES & KAREN-PLN040780

Zoning Administrator described the project.

Robert Carver, Architect, representative for Charles & Karen Osborne, accepted the conditions.

After discussion, the Zoning Administrator approved the Osborne project subject to the findings and conditions recommended by staff.

5. MURRAY RUSSELL A (POSPISHIL) PLN040497

Zoning Administrator described the project.

John Pospishil accepted the conditions.

After discussion, the Zoning Administrator approved the Russell project subject to the findings and conditions recommended by staff, with changes to the evidence for Finding 4 (standard evidence replaces recommended), the addition of the finding required for tree removal, the addition of a new condition regarding oak tree replacement, and the deletion of Condition #6.

6. HYLES MARK - PLN030535

Zoning Administrator described the project.

Mark Hyles accepted the conditions.

After discussion, the Zoning Administrator approved the Hyles project subject to the findings and conditions recommended by staff, with the deletion of the second half of Finding 1.

7. COOPER WILLIAM & SANDRA- PLN040559

Zoning Administrator continued this project until March 31, 2005.

8. DERLEY DENNIS & KATHERINE – PLN040400

Zoning Administrator described the project and discussed with the applicant the need to delete Condition 4 and state a 50 foot clearance for Condition 10.

Dennis Derley accepted the conditions as modified.

After discussion, the Zoning Administrator approved the Derley project subject to the findings and conditions, with a change adding an additional evidence to Finding 2, the deletion of condition 4, and citing a 50 foot clearance for condition 10.

F. OTHER ITEMS – None

G. ADJOURNMENT: The meeting was adjourned at 10:28 A.M.

ATTEST:

MIKE NOVO
Zoning Administrator

MN/cjc