

FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
May 26, 2005
MINUTES

The Monterey County Zoning Administrator Hearing met at 9:30 a.m. in the Board of Supervisors Chambers of the Courthouse at 168 West Alisal Street, Salinas, California.

- A. ROLL CALL: PRESENT: Zoning Administrator, Mike Novo
Environmental Health, John Hodges
Public Works, Bryce Hori
Water Resources Agency, Al Mulholland
Recording Secretary, Carol Allen
- B. PUBLIC COMMENT – NONE
- C. APPROVAL OF MINUTES – NONE
- D. DESIGN APPROVALS

1. BONNANNO BERT & BONNIE (DA050047)

The Zoning Administrator presented the Design Approval to allow for the demolition of an existing 1,732 sq. ft. one story single family dwelling and attached garage, and the construction of a new 3,009 sq. ft. two story single family dwelling with a 417 sq. ft. attached garage, a 62 sq. ft. balcony, a 38 sq. ft. balcony, a 54 sq. ft. balcony, and a 74 sq. ft. covered entry. Materials and colors: exterior stucco walls (Kelly Moore 186/Keystone), trim (Kelly Moore AC66-N/ZAIRES), roof (Mission tile), stone (El Dorado stone/Lucera-Hillstone). The property is located at 1062 Rodeo Road, Pebble Beach (Assessor's Parcel Number 007-323-021-000), Greater Monterey Peninsula Area.

Sue Snow, representative, agreed to the conditions.

After discussion, the Zoning Administrator approved the project subject to the findings and conditions, with a change to Condition #7.

2. 2823 LLC (DA050101)

The Zoning Administrator presented the Design Approval to allow for the construction of a new one story single family dwelling of 2,100 sq. ft. with an attached 505 sq. ft. garage. Materials and colors of natural shingle siding with trim color "china white" by Benjamin Moore, windows "milgard white vinyl. The roofing to be "eagle sierra blend #SHP 8707". The property is located at 2823 Congress Road, Pebble Beach, (Assessors Parcel Number 007-103-101-000), northeast of the intersection of David Avenue and Montecito Avenue, Greater Monterey Peninsula area.

Bill Kusack, owner, agreed to the conditions.

After discussion, the Zoning Administrator approved the project subject to the findings and conditions.

E. **Scheduled Items**

3. **HOUGHAM ANNE (PLN030630)**

The Zoning Administrator presented the Use Permit for construction of a 3,500 sq. ft. agricultural processing plant consisting of a 1,500 sq. ft. processing room, a 1,000 sq. ft. barrel room and a 1,000 sq. ft. office/kitchen/storage area to process 7 acres of vineyard into wine. The property is located at 45803 Arroyo Seco Road, Greenfield, (Assessor's Parcel Numbers 419-441-005-000 & 419-441-006-000), Central Salinas Valley Area.

This item was continued to June 30, 2005.

4. **LUCIDO JOSEPH P & BARBARA M (LN040735)**

The Zoning Administrator presented the Combined Development Permit consisting of a Use Permit for development on slopes in excess of 30%; and an Administrative Permit and Design Approval to construct a 4,117 sq. ft. multi-level single family dwelling. The project includes approximately 1,675 cu. yds. of grading (1,590 cut and 85 cu. Yds. Fill). The property is located at 25417 Boots Road, Monterey (Assessor's Parcel Number 416-193-009-000), Greater Monterey Peninsula Area.

Melanie Burnett spoke in opposition.

John Hodges, Environmental Health, added a condition related to septic system design.

Ben Knoll, representative, relayed that the square footage should read 4,177 sq. ft. The Zoning Administrator added a height condition and a deed restriction.

After discussion, the Zoning Administrator approved the project with changes to Finding 1 (standard language), Finding 2 (first evidence), Finding 5 (deleted last evidence), Condition #1 (correct square footage, and the addition of conditions EH11, height certification, and colors.

5. **CHAVEZ PHILLIP H & DIANNE E (PLN040782)**

The Zoning Administrator presented the Combined Development Permit consisting of: a Coastal Administrative Permit to allow demolition of a 2,200 sq. ft. single family dwelling and construction of a 4,153 sq. ft. two story single family dwelling with attached 875 sq. ft. garage and guest unit; a Coastal Administrative Permit for development on slopes exceeding 30% slopes of less than 100 cu. yds., removal of one Monterey Pine, and a Design Approval. The project includes grading of 635 cu. yds. (325 cut and 310 fill). The project is located at 4027 Sunridge Road, Pebble Beach (Assessor's Parcel Number 008-191-008-000), westerly of the intersection of Atajo Way and Sunridge Road, Greater Monterey Peninsula Area.

Tom Carlton, representative, answered questions related to impervious driveway. A condition was added to modify the setbacks. He agreed.

After discussion, the Zoning Administrator approved the project with changes to Finding 3 and a new finding, and a modification to Condition 1 (setbacks).

6. GOODMAN (MRT INVESTMENT LTD) (PLN050149)

The Zoning Administrator presented the Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval for the demolition of an existing single family dwelling and the construction of a three-story 7,056 sq. ft. single family dwelling with an attached 984 sq. ft. garage, 175 sq. ft. workshop, porch, deck, retaining walls, and grading (approximately 758 cubic yards cut/320 cubic yards fill); a Coastal Development Permit for native tree removal (6 Coast Live Oaks between 12" and 24" in diameter, 2 landmark Coast Live Oaks, and 1 landmark Monterey Pine); and a Coastal Development Permit for development within 750 feet of a known archaeological resource. The property is located at 3191 Palmero Way, Pebble Beach (Assessor's Parcel Number 008-361-008-000), Del Monte Forest Area, Coastal Zone.

Dan Snyder, representative, agreed to the conditions including a new one related to height as recommended by the Zoning Administrator.

After discussion, the Zoning Administrator approved the project with the addition of a height certification condition.

ADJOURNMENT:

MIKE NOVO, ZONING ADMINISTRATOR

MN:kb/ca