

FINAL
Monterey County Zoning Administrator
Thursday, June 9, 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, Salinas, California.

A. ROLL CALL: 9:30 AM

PRESENT:	Zoning Administrator	Mike Novo
	Environmental Health	John Hodges
	Public Works	Bryce Hori
	Water Resources	Al Mulholland
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: NONE

C. APPROVAL OF MINUTES: NONE

D. DESIGN APPROVALS

1. **ANDERSON JAMES ALLEN TR (DA050004)**

The Zoning Administrator presented the Design Approval to allow the construction of a 2,967 sq. ft. one-story single family dwelling and 816 sq. ft. attached three-car garage. Colors and materials to consist of: composition shingles, brick exterior walls with beige (Sherwin Williams "Biscuit") stucco and darker beige (Sherwin Williams "Interactive Cream") windows & trim. The property is located at 22105 Ranchito Drive, Salinas (Assessor's Parcel Number 139-184-020-000), west of River Road, Toro Area.

James Allen Anderson, owner, agreed to the conditions.

After discussion, the Zoning Administrator approved the Design Approval.

E. **Scheduled Items**

2. **CROCKER-CITIZENS NATL BANK TR (PLN050063)**

The Zoning Administrator presented the Coastal Development Permit to allow assemblages of people for an annual arts festival at Esalen Institute. This event will take place on the sixth of July. Approximately 30 performers will participate. Approximately 120 volunteers and a maximum of 350 tickets will be sold. This year's event is centered at the Esalen Institute (Assessor's Parcel Numbr 421-011-005-000), Big Sur, Coastal Zone. The applicant has requested a waiver of fees for the project.

Julie Baker, representative, accepted the conditions.

After discussion, the Zoning Administrator approved the project with changes to Coditions 1, 2, 4, 5, 6, and 8.

3. **CUTLER EDWARD W TR (PLN040693)**

The Zoning Administrator presented the Variance to increase the maximum floor area ratio from 35% to 37.8%; and Design Approval to allow construction of a 317 sq. ft. second story addition on a two-story single family residence. The property is located at 2862 Oak Knoll Road, Pebble Beach (Assessor's Parcel Number 007-201-018-000), Greater Monterey Peninsula Area.

Public Comment – Mr. K. Broon

John Mattheims, representative, spoke to the project.

After discussion, the Zoning Administrator continued the project to July 14, 2005 to allow more time for further research on the project.

4. BACKUS WILLIAM LOWRY JR & MICHELLE (PLN040020)

The Zoning Administrator presented the Variance to increase the maximum lot coverage from 5% to 9.2%, to accommodate a 1,378 sq. ft. two story addition to a 1,646 sq. ft. single family residence on a 0.9 acre parcel zoned F/40. The property is located at 705 Boronda Road, Salinas (Assessor's Parcel Number 253-031-002-000), 0.5 miles east of the san Jon Road and Boronda Road intersection, Greater Salinas Area.

Bill Backus, applicant, was present. He had questions regarding the conditions as he did not receive a staff report before the hearing. After explanation and minor changes, he agreed to the conditions.

The Zoning Administrator approved the project with changes to findings 1, 5, and 7 and to condition #1.

ADJOURNMENT: 10:16 a.m.

MIKE NOVO, ZONING ADMINISTRATOR

MN:kb/ca