

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR HEARING
September 8, 2005
MINUTES**

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

A. ROLL CALL

PRESENT:	Zoning Administrator	Mike Novo
	Environmental Health	John Hodges
	Public Works	Bryce Hori
	Water Resources	Shaunna Juarez
	Recording Secretary	Zena Zeres

B. COMMENT PERIOD: None.

C. APPROVAL OF MINUTES: The minutes of June 30, July 14, July 28 and August 11, 2005 were approved.

D. DESIGN APPROVALS:

1. 2821 LLC (DA050248)

The Zoning Administrator presented the Design Approval for 2821 L.L.C. c/o Bill Cusack located at 2821 Congress, Pebble Beach (Assessor's Parcel number 007-103-011-000) westerly of David Avenue, Greater Monterey Peninsula area to allow for construction of a new 2,960 square foot one-story single family dwelling with 581 square foot 2-car garage, and a 242 square foot terrace.

There was no public comment.

The Zoning Administrator approved the Design Approval subject to the recommended conditions.

2. 2819 LLC (DA050287)

The Zoning Administrator presented the Design Approval for 2819 L.L.C. c/o Bill Cusack located at 2819 Congress, Pebble Beach (Assessor's Parcel Number 007-103-012-000) westerly of David Avenue, Greater Monterey Peninsula area to allow for construction of a new 3,012 square foot one-story single family dwelling with 542 square foot 2-car garage.

There was no public comment.

The Zoning Administrator approved the Design Approval subject to the recommended conditions.

3. CANALES ERIC K & CATHERINE A (DA050289)

The Zoning Administrator presented the Design Approval for a property located at 289 San Benancio Road (Assessor's Parcel Number: 416-443-002) southerly of the intersection of San Benancio Rd; Toro Area Plan. This design approval is to allow the construction of a 4,133 square foot one-story single family dwelling with 940 square foot attached garage.

Public Comment: Cathy Canales agreed to the conditions.

After discussion, the Zoning Administrator approved the Design Approval subject to the recommended conditions with the deletion of Conditions 2 and 7.

E. SCHEDULED ITEMS:

4. SIUKAS JACK & LILLIAN TR (PLN050061)

The Zoning Administrator presented the Coastal Administrative Permit to allow an attached 450 square foot Senior Citizen Unit which was constructed without benefit of building or planning permits. The permit will correct violation number CE040447 and legalize the use of the Senior Citizen Unit. The property is located at 3298 Stevenson Drive, Pebble Beach (assessor's parcel number 008-442-016-000), east of the intersection of Alva Lane and Stevenson Drive, Del Monte Forest Area.

There was no public comment.

After discussion, the Zoning Administrator approved the project subject to the recommended findings and conditions with changes to Findings 1, 4, 8, and Condition 2.

5. COASTAL DEV CO (PLN040624)

The Zoning Administrator announced that this project was removed from the agenda and processed administratively.

6. COOPER WILLIAM A & SANDRA (PLN040559)

The Zoning Administrator presented the Combined Development Permit consisting of a Coastal Development Permit and Design Approval to allow structural alterations and additions which do not change the square footage of an existing 3,031 square foot single family dwelling that is legal non-conforming pursuant to lot-coverage and floor-area-ratio ('FAR') limitations, including a new 498 square foot basement; and a Coastal Development Permit for development within 750 ft. of a known archaeological resource; including grading (approx. 100 cubic yards of excavation); a Variance to exceed the 35% building coverage by 1.9%; and a Variance to exceed the 45% floor-area-ratio limitation by 8%. The project is located at 26275 Scenic Road, Carmel.

Public Comment: On behalf of the applicants, Henry Runke agreed to the findings and conditions.

After discussion, the Zoning Administrator approved the project subject to the recommended findings and conditions with changes to Findings 1, 3 and Condition 1.

7. BIEGEL LAWRENCE E & CRIST (PLN040547)

The Zoning Administrator presented the Coastal Development Permit to allow the removal of seven (7) Monterey pine trees (36", 31", 30", 25", 20", and 19" diameter at breast height), including five (5) landmark trees. The project is located at 25683 Hatton Road, Carmel.

There was no public comment.

The Zoning Administrator tabled the project as requested by the applicants.

8. FUENTES RAMON AND LETICIA (PLN020446)

The Zoning Administrator presented the Combined Development Permit consisting of a Coastal Administrative Permit to allow for the construction of a new two-story single family dwelling (with 1,344 square foot of first floor habitable area, a 668 square foot understory garage, a 457 square foot porch, 1,699 square foot Of second floor habitable area, and a 457 square foot Second story deck), driveway, and associated grading; a Coastal Administrative Permit for a well; a Coastal Development Permit for development within 100' of environmentally sensitive habitat; and design approval. The property is located 1.6 miles due north-northeast from the intersection of Hall and Pini Roads (Assessor's Parcel Number 412-012-041-000), northerly of Pini Road, Las Lomas, North County Area, Coastal Zone.

There was no public comment.

The Zoning Administrator tabled the project as requested.

9. SEABORN NORA I TR (PLN050276)

The Zoning Administrator presented the Combined Development Permit consisting of: a Coastal Administrative Permit to allow construction within 100 feet of an environmentally sensitive area; a Coastal Administrative Permit and Design Approval for 370 square feet of deck, construction of redwood trellis over an existing parking space and redesign of an existing patio area. The project is located at 102 Yankee Point Drive, Carmel.

Public Comment: George Ash on behalf of the applicants agreed to the findings and conditions as amended.

After discussion, the Zoning Administrator approved the project subject to the recommended findings and conditions with changes to Finding 5, the deletion of Condition 3, and three (3) new conditions.

10. MAHADY MARK AND THERESE (PLN050034)

The Zoning Administrator presented the Combined Development Permit to include an Administrative Permit and Design Approval to allow the construction of a 2,903 square foot, one-story single family dwelling; an attached 768 square foot two-car garage with and a detached 600 square foot Guesthouse; Use Permit for development on slopes in excess of 30%; and grading (1,747 cubic yards cut/1,578 cubic yards fill). The property is located at 344 El Caminito Road, Carmel Valley (Assessor's Parcel Number 187-591-057-000), Carmel Valley Master Plan Area.

There was no public comment.

The Zoning Administrator continued the project to September 29, 2005 as requested.

F. OTHER ITEMS: None

G. ADJOURNMENT: The meeting was adjourned at 10:01 a.m.

ATTEST:

MIKE NOVO, ZONING ADMINISTRATOR
MN:zmz