

**FINAL**  
**Monterey County Zoning Administrator Hearing**  
**Thursday, September 29, 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

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. **MEEKS MATTHEW H & LEANN R (DA050121)**

The Zoning Administrator presented the Design Approval to allow the construction of a new 3,293 square foot single family dwelling with an attached 674 sq. ft. two-car garage, a detached 1,035 sq. ft. barn with a 525 sq. ft. tack room/laundry room, two covered porches 448 & 168 sq. ft., and a covered 40 sq. ft. entry. Materials and colors to consist of "tumble tan" (Kelly Moore) paint on exterior stucco siding with "caramel mountain" trim (Kelly Moore), and "terra cotta light brown blend" tile roofing (eagle roofing). The property is located at 325 San Benancio Road, Salinas (Assessor's Parcel Number 416-443-008-000), west of Troy Road and east of Covey Road, Toro area.

After discussion, the Zoning Administrator approved the project including deletion of Condition #6.

2. **SILVA JOSEPH D & LUCY ANN CARL (DA050244)**

The Zoning Administrator presented the Design Approval to allow the demo of existing single family dwelling (3708 square feet) and replace it with a new two story building with attached garage (4120 square feet) materials and colors to be used. Cap and pan spanish clay tile roof, wood corbels, rafters tails, walls- exterior plaster- Kelly Moore 562 color stained, shaped foam stucco cornice moulding, corble, sill, trim and horizontal band color- Kelly Moore 563, metal clay wood windows and exterior door color eagle or equal, downspouts and Leader boxes, gutters color copper. The property is located at 3008 Stevenson Drive, Pebble Beach, (Assessor's Parcel Number 007-263-008-000), easterly of Stevenson Rd., Del Monte Forest Area.

This project was continued to the Zoning Administrator's hearing for October 13, 2005.

**3. SMART WILLIAM GEORGE & BRENDA (DA050295)**

The Zoning Administrator presented the design approval to allow the construction of a 2,279 square foot single family dwelling, with a 600 square foot attached garage and 3,200 square foot detached barn. Materials and colors: siding (light gray) trim (dark gray) roofing materials: 40 year composition (autumn blend). The property is located at 33330 Chualar Canyon Rd, Chualar (Assessor's Parcel Number 415-121-001-000), east of Old Stage Rd, Central Salinas Area, Inland Zone.

Brenda Smart had questions regarding the landscape plan and height requirement.

After discussion, the Zoning Administrator approved the project including a decrease in the size of the barn to 2,400 sq. ft. and deletion of Condition #8.

**4. HULL MIKE & CHERYL (DA050303)**

The Zoning Administrator presented the Design Approval to allow the construction for a new 2604 sq ft one-story single family dwelling, 598 sq. ft. attached garage & 1,500 sq. ft. attached workshop. Two separate retaining walls to measure 2'-3' ft height x 960' linear. Ft. & 2'-3' x 1,650 linear ft. materials & colors of siding (pale portabella) , trim (spanish sand) & roofing tile (standard red). The property is located at 17710 Olson Place, Salinas Assessor's Parcel Number 133-023-003-000), north of the intersection of Olson Place & Prunedale South Rd, North County Area Plan.

Mike Hull agreed to the conditions.

The Zoning Administrator deleted the height verification condition and approved the project.

**E. Scheduled Items**

**5. GREENAN ALICIA (PLN040705)**

The Zoning Administrator presented the Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to replace an existing 1,403 square foot caretaker's unit with an 850 sq. ft. senior citizen unit including a 668 sq. ft. terrace, exercise spa, and 384 sq. ft. attached garage; Variance to exceed the allowable impervious surface and structural coverage requirements in the Pescadero watershed. The property is located at 1515 Bonifacio Road, Pebble Beach (Assessor's Parcel Number 008-222-016-000), Del Monte Forest Area, Coastal Zone.

Mark Porter agreed to the conditions.

After discussion, the Zoning Administrator and approved the Combined Development Permit, with changes to Findings 3, 6, and 8, changes to condition #5 and deletion of Condition #6.

**6. BUCK HOWARD & WAGNER DENIS (PLN050023)**

The Zoning Administrator presented the combined development permit consisting of a lot line adjustment and variance. The lot line adjustment is between two (2) legal lots of record of 2.637 acres (parcel 1) and .80 acres (parcel 2), which will be reconfigured to the following sizes: 2.5 acres (lot 1) and .90 acres (lot 2), in order to accommodate for a garage pad on lot 2. The Variance is required in order to allow for the reconfiguration of substandard lot 2, which will not meet the minimum lot size requirement of 1 acre minimum. The properties are located at De Los Helechos and 23 LazyOoaks, Carmel Valley (Assessor's Parcel Numbers 189-311-030-000 and 189-321-008-000), at the end of De LosHhelechos Road, Carmel Valley Master Plan Area.

Howard Buck was present and agreed to the conditions.

After discussion, the Zoning Administrator added a variance finding and approved the project as revised.

**7. MAHADY MARK M & THERESE A (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 and a detached 600 sq. ft. guesthouse; Use Permit for development on slopes in excess of 30%; Use Permit for ridgeline development; and grading (2,374 cubic yards cut/2,318 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.

This item has been scheduled for the October 26, 2005 Planning Commission hearing. No action was needed.

**8. SNORF CHARLES R TR & PHYLLIS E (PLN050118)**

The Zoning Administrator presented the Use Permit for the construction of a 16,154 sq. ft. cabinet shop with a 1,113 sq. ft. mezzanine, paved parking, landscaping and septic system, with grading of approximately 2,400 cu. Yds. (1,200 cu. yds each cut and fill). The property is located at 114200 Commercial parkway, Castroville (Assessor's Parcel Number 133-492-026-000), North County Non-Coastal Area.

John Hodges, Environmental Health, added conditions EH28 – Hazardous material registration and business response plan and EH30 – Hazardous waste control.

John Silva, representative, had questions regarding the setback for the leachfield.

After discussion, the Zoning Administrator approved the project including the conditions from Environmental Health and a modification to Condition #8.

**9. ROCHA JOE A & VICTORIA M (J T) (PLN050198)**

Anna Ginette presented the Coastal Administrative Permit for the conversion of an existing barn into a 1,750 sq. ft. single family dwelling and a 968 sq. ft. attached garage. The existing barn has been converted into a second dwelling unit without permits and the Coastal Administrative Permit would correct the violation

(CEO40638). The property is located at 168 Dunbarton Road, Watsonville (Assessors Parcel Number 141-011-008-000), west of the intersection of Highway 101 and Dunbarton Road, North County Area, Coastal Zone.

Gail Hatter Crawford, representative, explained the background of the barn and asked for approval.

After discussion, the Zoning Administrator approved the project with changes to Findings 1, 3, 4, and 6, and a modified Condition #3.

**10. HAKIM-BABA YAGHOOB TR (PLN050363)**

The Zoning Administrator presented the Coastal Development Permit to legalize the removal of one Monterey Pine tree (16"DBH) removed during construction of previously permitted residence. The property is located at 3957 Ronda Road, Pebble Beach (Assessor's Parcel Number 008-221-012-000), Del Monte Forest Area, Coastal Zone.

After discussion, the Zoning Administrator approved the project.

**ADJOURNMENT:**

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**MIKE NOVO, ZONING ADMINISTRATOR**

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