

F I N A L
Monterey County Zoning Administrator
Thursday, October 13, 2005
MINUTES

The Monterey County Zoning Administrator Hearing met at 9:40 a.m. at the Board of Supervisors Chambers 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	Tom Moss
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: NONE

C. APPROVAL OF MINUTES: NONE

D. DESIGN APPROVALS

1. CABRERA MIGUEL A (DA050281)

The Zoning Administrator presented the Design Approval for the construction of a 3,608 square foot two story single family dwelling with an attached two-car garage. Materials and colors of: Stucco (Spanish Sand – Kelly Moore 231), window trim (tan – Milgard style line), stone accents (Coronado), tile roofing materials (Capistrano No. 3645). The property is located at 144 San Benancio Canyon Road, Salinas, southwesterly of San Benancio Canyon Road, Toro Area.

Dustin Miranda, representative, agreed to the conditions.

Public Comment: Nick Mascovich and Arthur Villa

The Design Approval was approved by the Zoning Administrator.

2. PEZZINI RON (DA050339)

The Zoning Administrator presented the Design Approval for the construction of a 3,116 square foot single family dwelling and attached 1,040 square foot grage. Materials and colors consisting of: stucco (Earth stone – Kelly Moore 2972-2), trim (Highland grass – Kelly Moore 3974-3), concrete tile roof (Ruthland blend she 8702). The property is located at 10725 Country Meadows Road, Salinas, North County Non-Coastal Area.

Ron Pezzini agreed to the conditions.

The Design Apporval was approved by the Zoning Administrator.

3. SILVA JOSEPH D & LUCY ANN CAROL (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, corbel, sill, trim and horizontal band color-Kelly Moore 563, metal clad wood windows and exterior door color eagle or equal, downspouts and leaderboxes gutters color copper. The property is located at 3008 Stevenson Drive, Pebble Beach, easterly of Stevenson Road, Del Monte Forest Area.

Jun Sillano, representative, agreed to the conditions.

After discussion, the Zoning Administrator approved the Design Approval.

SCHEDULED ITEMS

4. BRUNO MICHAEL & CONCETTINA (PLN030543)

The Zoning Administrator presented the Use Permit and Design Approval to allow the remodel of an existing 4,316 sq. ft. two--story single family residence with an attached garage. The remodel consists of 1,602 sq. ft. of first and second story additions, including a new guesthouse over the garage. The property is located at 1420 Deer Flat Road, Monterey, Greater Monterey Peninsula Area.

Claudio Ortiz, representative, agreed to the conditions.

After discussion, the Zoning Administrator added a height verification condition and approved the Use Permit.

5. QUINN STEVE & BARBARA (PLN040572)

The Project Planner, Lynne Mounday, presented the Combined Development Permit consisting of the following: 1 Use Permit to allow development within the floodway fringe and 200 feet of the riverbank; 2) Variance for the reduction of the front setback frm 30 feet to 10 feet; 3) Administrative Permit for the construction of a single family dwelling with parking in the front setback; and 4) Design Approval. The project is located at 12798 Aliso Road, Carmel Valley, southern corner of the intersection of Aliso and Boronda Road, Carmel Valley Master Plan Area.

Ben Wise and Barbara and Steve Quinn had questions regarding the conditions.

Public Comment: Jerry Montgomery, Dona Dougherty, Carl Hooper
Bryce Hori, Public Works, added a condition.

After discussion, the Zoning Administrator continued the project to the October 27, 2005 hearing.

6. ALVES (KASHFI) (PLN040580)

The Zoning Administrator presented the Coastal Administrative Permit for a test well (authorizing construction and use of the well for testing) and a septic system design. The property is located at 74 Corona Road, Carmel, northwesterly of the intersection of Spruce and Corona Roads, Carmel Highlands Area, Coastal Zone.

The Zoning Administrator continued this item to October 27, 2005.

7. MASON DAVID & JILL (PLN050081)

The Zoning Administrator presented the Variance for an increase to the allowed site coverage from 5 percent to 14 percent, to allow for a 2,799 square foot addition to an existing 1,678 square foot one-story single family dwelling. The property is located at 1590 River Road, Salinas, fronting River Road, Toro Area.

Public Comment: Sue Snow, representative, agreed to a continuance.

After discussion, the Zoning Administrator continued this item to October 27, 2005.

8. PRASAD NARAIN (PLN050376)

The Zoning Administrator presented the Use Permit for a new wireless communication facility on an existing 70 foot high "Union 76" pole sign consisting of installing six (6) panel antennas on the two legs of such sign and associated ground cabinets and equipment at grade level. The property is an existing "union 76" gas station located at 11400 Merritt street, Castroville, located in the intersection of Merritt Street and Haro Street, North County Area.

Lee Hernikl, Cingular Wireless, agreed to the conditions.

Public Comment: Sue Harrow

The Zoning Administrator approved the Use Permit with changes to Findings 3 and 4 and to Conditions 1, 3, and 4.

ADJOURNMENT: 11:06 A.M.

MIKE NOVO, ZONING ADMINISTRATOR

MN:kb/ca