

FINAL
Monterey County Zoning Administrator
Thursday, October 27, 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 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. SILVA JOE A & VIRGINIA (DA050297)

The Zoning Administrator presented the Design Approval to allow the construction of a new 4,975 sq ft. one-story single family dwelling with a 1,300 sq. ft. attached four-car garage and approximately 650 cubic yards of grading cut and fill. Materials and colors to consist of: roof composition shingle (eagle cityscaps composition shingle roof, sunn Edwards walls “courtyard green”, tan windows and doors, universal khaki trim and railings. The property is located at 23540 Belmont Circle, Salinas (Assessor’s Parcel Number 139-431-010-000) west of River Road, Toro Area.

John Moore, representative, agreed to the conditions.

The Design Approval was approved by the Zoning Administrator.

E. SCHEDULED ITEMS

2. MASSON ANGEE (PLN040065)

The Zoning Administrator presented the Use Permit and Design Approval for an 1,196 sq. ft. second-story addition, including an attached garage, to an existing 2,700 sq. ft. single-family dwelling within the flood plain of the Carmel River, pursuant to Section 21.64.130. The property is located at 28000 Robinson Canyon Road, Carmel (Assessor’s Parcel Number 416-024-013-000), Carmel Valley Master Plan Area.

Ray Parks, representative, agreed to the conditions.

After discussion, the Zoning Administrator approved the Use Permit and Design Approval with changes to Findings 2 and 4.

3. PAROLA GARY D & DEBRA LEE (PLN040695)

The Zoning Administrator presented the Administrative Permit to allow the construction of a two-story 5,636 sq. ft. single family dwelling, a detached 816 sq ft. two car garage and a 1,000 sq. ft. barn; a swimming pool, septic system, security gate and grading (720 cu. yds. of cut/720 cu. yds. of fill). The property is located at 295C Corral de Tierra Road, (Assessor's Parcel Number 416-371-012-000) Mears Ranch Subdivision, fronting on Deer Creek Road, West of Corral de Tierra Road, Toro Area.

Steve McIntyre, representative, agreed to the conditions.

After discussion, the Zoning Administrator approved the Administrative Permit with changes to Finding 2 and the deletion of Finding 6, a change to Condition 1, and deletion of Condition 8.

4. LUKSIK DANIEL J ET AL (PLN040731)

The Zoning Administrator presented the Use Permit request for non-soil dependent use of existing greenhouses for mushroom cultivation. The project is located at 50 Zabala Road, Salinas (Assessor's Parcel Number 107-011-006-000), Greater Salinas Area Plan.

Dan Luksik, representative, agreed to the conditions.

After discussion, the Zoning Administrator approved the Use Permit with changes to Findings 1 and 5, and the addition of a condition from Environmental Health.

5. LARRONDE LARRY L & MARY TRS (PLN050040)

The Zoning Administrator presented the Use Permit to allow the construction of a 3,312 sq. ft., 21' 7" barn in a VS District. The proposed barn is visible from Corral de Tierra. The project includes approximately 138 cu. yds of grading. The property is located at 482 Corral de Tierra Road, Salinas, (Assessor's Parcel Number 416-452-033-000), Toro Area.

Larry Larronde, owner, agreed to the conditions.

After discussion, the Zoning Administrator approved the Use Permit with changes to Findings 4 and 5.

6. 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 4,477 sq ft. addition to an existing 1,370 sq. ft. one-story single family dwelling. The property is located at 1590 River Road, Salinas (Assessor's Parcel Number 216-033-004-000), fronting River Road, Toro Area. Staff recommended a continuance.

Tony Lombardo, representative, agreed to a continuance.

After discussion, the Zoning Administrator continued this item to November 10, 2005.

7. DZIEDZIC RICHARD (PLN050507)

The Zoning Administrator presented the Combined Development Permit consisting of: 1) a Coastal Development Permit to allow for the demolition of an existing 1,183 sq. ft. one-story single family dwelling and a 230 sq. ft. garage; 2) a Coastal Administrative Permit to allow for the construction of a new 2,780 sq. ft. two story single family dwelling with a 236 sq. ft. attached garage, a 8 sq. ft. covered entry, 140 sq. ft. of second story balconies; and Design Approval. The property is located at 24337 San Juan Road, Carmel (Assessor's Parcel Number 009-012-001-000), southwest corner of San Marcus Road and San Juan Road, Carmel Area, Coastal Zone. A continuance was recommended by staff.

Brent Anderson, representative, agreed to a continuance.

After discussion, the Zoning Administrator continued this item to November 10, 2005.

8. QUINN STEVE & BARBARA (PLN040572)

The Zoning Administrator 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 from 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 (Assessor's Parcel Number 189-082-008-000), southern corner of the intersection of Aliso and Boronda Road, Carmel Valley Master Plan Area.

After a public hearing on the project, the Zoning Administrator referred this item to the Planning Commission.

ADJOURNMENT: 11:48 A.M.

MIKE NOVO, ZONING ADMINISTRATOR

MN:kb/ca