

FINAL
Monterey County Zoning Administrator
Thursday, December 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 Agency, Tom Moss
Recording Secretary, Carol Allen

B. PUBLIC COMMENT – None

C. APPROVAL OF MINUTES:

D. DESIGN APPROVALS

1. **PONCABARE DANIEL & DEBRA (DA050316)**

The Zoning Administrator presented the Design Approval to allow the demolition of an existing 2,060 square foot one-story single family dwelling and the construction of a 3,268 square foot two-story single family dwelling, a 528 square foot garage and a 406 square foot covered porch. materials and colors of: stucco siding (mustard ["dijon"]), accent columns, pozzi aluminum clad wood doors and windows, clay tile roofing material (casa vieja blend). The project is located at 3027 Sherman Rd, Pebble Beach (Asessor's Parcel Number (007-472-012-000), Greater Monterey Peninsula area.

Daniel Poncabare was present. Staff read a letter of concern from a neighbor, Dennis Cannell. He was present and voiced his concerns.

After discussion, the Zoning Administrator approved the Design Approval subject to the recommended conditions.

2. **TUCKER THOMAS DEAN & LISA (DA050336)**

The Zoning Administrator presented the Design Approval to allow for the construction of a new 3,154 square foot home with attached garage of 699 square feet, and an accessory build of 1,800 square feet. Driveway greater than 50 feet in length, and approximately 93 cubic yards of cut. Materials and colors to consist of light yellow walls with white and green trim and composition roofing slate color. Accessory structure hard steel everlast roofing in dark ivy with walls to match house. The project is located at 238 Espinosa Road, Salinas (Assessor's Parcel Number 113-041-013-000), west of Rodgers Road and east of Highway 183, Greater Salinas Area.

Lisa Tucker was present and agreed to the conditions.

After discussion, the Zoning Administrator approved the Design Approval subject to the recommended conditions.

3. SERRANO ROBERT & JUNE (DA050512)

The Zoning Administrator presented the Design Approval to allow the demolition of an existing 2,386 sq. ft. single family residence, construction of a 3,219 sq. ft. single family dwelling with a 566 sq. ft. attached garage and the removal of a 20" live oak. The property is located at 1010 Ocean Road, Pebble Beach (assessor's parcel number 007-311-003-000), located westerly of Ocean Road, Monterey Peninsula Country Club area, Greater Monterey Peninsula area.

Jun Siliano, representative, accepted the conditions as recommended by staff.

After discussion, the Zoning Administrator approved the Design Approval subject to the recommended conditions.

E. SCHEDULED ITEMS

4. MAGEE TERESA L & LEA R MAGEE (PLN040130)

Staff presented the Combined Development request to develop within 200 feet of the Carmel River on an existing developed lot of record (per section 21.64.130), Design Approval and site plan review to construct a 3,060 sq. ft., addition to an existing 1,240 sq. ft. one-story single family residence with an attached 864 sq. ft. "shop" building. The property is located at 27400 Schulte Road, Carmel Valley (Assessor's Parcel Number 169-181-017-000), Carmel Valley Master Plan area.

Susan Bailey, representative, had several questions regarding conditions.

After discussion, the Zoning Administrator, approved the project with changes to Condition 7.

5. QUINTERO PATRICIA & CARLOS ROB (PLN040462)

Staff presented the use permit for installation of six new 8 ft. High wireless telecommunication antennae on an existing 102.5 ft. Pg&e tower. The project includes an 11.5 x 20 x 10 ft. Prefabricated equipment shelter mounted to a new concrete slab adjacent to the existing tower. The property is located at 17510 Ramadero Way, Castroville (Assessor's Parcel Number 267-181-007-000), approximately 4 miles northwest of the intersection of San Juan Road and Hwy 101, Aromas Area, North County Non-coastal.

Neighbors Antonio Bereman and Elizabeth Tyler were present and voiced concerns.

After discussion, the Zoning Administrator continued this item to January 12, 2006.

6. CASON DEBRA L ET AL (PLN050428)

This item was continued from November 10, 2005. Elisa Manguerra, Project Planner, presented the Coastal Administrative Permit to allow a change in a legal non-conforming residential use consisting of the replacement of a 800 square foot manufactured home with a 1,152 square foot manufactured home and construction of a 400 square foot detached carport. The property is located at 600 Dolan Road, Castroville (Assessor's Parcel Number 131-053-005-000), Moss Landing area, Coastal Zone.

Barbara Strong, representative, agreed to the conditions.

After discussion, the Zoning Administrator, approved the project with changes to Findings 1, 3, 5, Condition 2, and the addition of Condition EH11.

7. MC WILLIAMS KEVIN C (PLN050267) (see last item on agenda)

8. ALADIN PROPERTIES (PLN040701)

The Zoning Administrator presented the Use Permit for a propane distribution facility (two horizontal- 11' by 90' propane tanks), a 4,020 sq. ft. office, a 1,600 sq. ft. delivery truck garage and a septic system. Grading 11,943 cu yds. The property is located at 11520 Commercial Parkway, Castroville (Assessor's Parcel Number 133-491-028-000), at the intersection of Blackie Road and Commercial Parkway, North County non-coastal area.

Environmental Health added their standard condition #11 relating to septic system design.

John Silva, representative, agreed to the conditions.

After discussion, the Zoning Administrator, approved the project with changes to Findings 3 and 5, and to Conditions 6, 7, 12 and the addition of Condition EH11.

9. REHAK THOMAS J & KAREN E (PLN030545)

The Zoning Administrator presented the Administrative Permit to allow a two-story 4,780 sq. ft. single family dwelling with attached garage; 602 sq. ft. decks and covered porch; 190 linear foot retaining walls from 2 ft to 10 ft high; grading of approximately 1,200 cu. yds. cut and 1,200 cu. yds. fill; a septic system; and a Design Approval. The property is located 25515 Via Marquita, Carmel Valley (Assessor's Parcel Number 169-331-007-000), east side of the terminal cul-de-sac of Via Marquita, Carmel Valley Master Plan Area.

Tom Rehak agreed to the changes.

After discussion, the Zoning Administrator approved the project with changes to Finding 1, deletion of Finding 5, and changes to Condition 2.

10. ALVES (KASHFI) (PLN040580)

Staff presented the Coastal Administrative Permit for a test well and siting of a septic system. The property is located at 74 Corona Road, Carmel (Assessor's Parcel Number 241-052-001-000), northwesterly of the intersection of Spruce and Corona Roads, Carmel Highlands area, Coastal Zone.

After discussion, this item was tabled.

11. BENNETT EDWARD R & ROBERTA W T (PLN040420)

The Project Planner, Ramon Montano, presented the Coastal Administrative Permit for development of a test well to provide irrigation water for an existing developed lot. The lot has an established water source for an existing single family dwelling. The property is located at 14 Spindrift Lane, Carmel (Assessor's Parcel Number 241-321-014-000), Carmel Highlands Area, Coastal Zone. Staff recommended that the project be denied.

After discussion, the project was denied with changes to Findings 1, 2 and 3.

7. MC WILLIAMS KEVIN C (PLN050267) (HEARD OUT OF ORDER)

Bob Schubert, Planner, presented the Combined Development Permit consisting of a Use Permit for development on slopes over 30%; Administrative Permit for the removal of an existing 10 inch oak tree and Design Approval to allow the construction of a 4,026 square foot addition to an existing 2,634 square foot two-story single family dwelling; 864 square foot garage with an 735 square foot exercise room and sports court; and grading (568 cubic yards cut, 568 cubic yards fill). The property is located at 74 Corral de Tierra Road, Salinas (Assessor's Parcel Number 161-171-023-000), Toro Area.

Richard Rhodes, representative, spoke regarding the 30% slope issue.

After discussion, the Zoning Administrator approved the project with changes to Finding 6, Conditions 1, 2 and the replacement of Condition 10 with Condition EH24.

F. OTHER ITEMS - NONE

G. ADJOURNMENT The meeting was adjourned at 11:49 a.m.

ATTEST:

MIKE NOVO, ZONING ADMINISTRATOR

MN/kb/ca