

**MONTEREY COUNTY ZONING ADMINISTRATOR
JANUARY 26, 2006
MINUTES**

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

A. ROLL CALL

Present:	Zoning Administrator	Mike Novo
	Environmental Health	John Hodges
	Public Works	Bryce Hori
	Water Resources	Al Mulholland
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: NONE

C. APPROVAL OF MINUTES: NONE

D. DESIGN APPROVALS

1. ST. MICHAEL INVESTMENTS LP (DA050300)

Design Approval to allow for the construction of a new 2,637 square foot two story single family dwelling with a 602 square foot attached garage, a 50 square foot covered entry porch, a 55 square foot second story deck, 665 square feet of lower decks, a 180 square foot service yard, two 6 foot high stucco pilasters with a 5 foot high wrought iron gate, and a new 560 square foot 5 foot high wood fence. Materials and colors: exterior walls (stucco earth stone/taupe), clad wood windows (linen/off white), concrete roof tile (Monier Mission/Tuscan Clay). The property is located at 3086 Lopez Road, Pebble Beach (Assessor's Parcel Number 007-452-011-000), Greater Monterey Area. The underground utilities condition was deleted.

The architect for the project agreed to the conditions.

The Design Approval was approved.

2. SPIERING JAMES F (DA050591)

Design Approval to allow the demolition of an existing 2,270 square foot one-story single family dwelling and the construction of a 3,280 square foot two-story single family dwelling with an attached 686 square foot three-car garage. Materials and colors of: stucco siding (Sand Salmon), wood windows (Olive), painted pine doors, copper gutters and downspouts, and clay tile roofing material (Old Hacienda Blend). The project is located at 1107 Sylvan Place, Monterey (Assessor's Parcel Number 101-131-034-000) Greater Monterey Peninsula Area.

This item was continued to February 9, 2006.

E. SCHEDULED ITEMS

3. BROWN DONALD S AND ALICE (PLN040726)

Combined Development Permit to allow a Coastal Administrative Permit for the demolition of an existing single family dwelling and the construction of a 4,413 sq. ft. two-story single family dwelling with attached garage; and a Coastal Development Permit for development within 100 feet of an identified environmentally sensitive habitat (Carmel Lagoon). The property is located at 26373 Monte Verde Street, Carmel (Assessor's Parcel Numbers 009-504-008-000 & 009-504-009-000), Carmel Area, Coastal Zone.

Jane Mills expressed concern about setbacks.

This item was continued to February 9, 2006.

4. SHOVE JONATHAN & BARBARA R WES (PLN050014)

Combined Development Permit consisting of an Administrative Permit for the construction of a 3,750 sq. ft. 14-stall horse barn with bathroom facilities; a Use Permit for development on slopes in excess of 30% and Design Approval. The project includes 1,325 cu. yds. of grading (970 cu. yds. cut and 355 cu. yds. of fill), construction of a 80 ft. x 180 ft. riding ring and demolition of a 14,000 sq. ft. paved area (including tennis court and existing driveway). The property is located at 32835 East Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 197-081-025-000), about 1/8th mile east of Vista Verde and East Carmel Valley Road, Greater Monterey Peninsula Area.

Brian Specter, representative, agreed to the conditions.

The Zoning Administrator approved the Administrative Permit.

5. SURDAM WAYNE (PLN050337)

Use Permit to allow the construction of a 6,442 sq. ft. single family dwelling, a 1,215 sq. ft. detached garage with 324 sq. ft. loft, 6,325 cu. yds. of grading for driveway and house (3,296 cu. yds. cut and 3,029 cu. yds. fill); and a Design Approval. The project is located at 359 San Benancio Road, Salinas (Assessor's Parcel Number 416-641-001-000), east side of San Benancio Road, 3.8 miles from Highway 68, northerly of San Benancio Canyon Road, Toro Area.

Ron Ludes, representative, and Wayne Surdam expressed concern regarding oak tree removal and agreed to the conditions.

John Hodges, Environmental Health, deleted Finding 4 and 5.

The Zoning Administrator deleted condition on scenic easement.

6. LEHMAN MICHAEL E TR (PLN050371)

The Lehman/Eaton Use Permit [21.34.050U] to allow the construction of a 2,160 sq. ft. hay barn and an 11,280 sq. ft. boarding stable, on a parcel under Williamson Act contract. The property is located at 36105 Tassajara Road, Carmel Valley (Assessor's Parcel Number 197-251-002-000), approximately 1,600 feet south of the Tassajara Road and Carmel Valley Road intersection, Cachagua Area.

Ben Barrera, Rod McMahan, Pat Clark, Priscilla Higuera and Mark Chesebro expressed concerns.

David Lutes, planner, answered questions regarding the Williamson Act.

Bob Eaton, representative, agreed to a continuance.

After discussion, the Zoning Administrator continued this item to February 9, 2006.

7. KOVACS JOSEPH & BETTE (PLN050378)

The Zoning Administrator presented the Use Permit for a winery to produce up to 5,000 gallons of wine per year in an existing 576 sq. ft. building and a new 2,400 sq. ft. barrel room on a 12.74 acre parcel. The project is located at 36023 Cachagua Road, Carmel Valley (Assessor's Parcel Number 417-101-005-000), Cachagua Area. This item was continued from January 26, 2006. This item was continued from January 26, 2006. Staff added the following to Condition #1: The exterior colors for the proposed barrel room shall be API Durafin 2000 "Sandstone" or "Surrey Beige" or a similar earth tone to blend in with the natural surroundings.

The Zoning Administrator continued this item to February 9, 2006.

8. SAPER JEFFERY & VIVIAN TRS (PLN050568)

Coastal Development Permit and Design Approval for the construction of a 552 square foot detached caretaker's unit; and Variance to the Pascadero watershed requirements. The property is located at 1468 Riata Road, Pebble Beach (Assessor's Parcel Number 008-422-004-000), Del Monte Forest Area, Coastal Zone.

Elisa Manuguerra, Project Planner, presented this item.

Jun Silliano, representative, agreed to the conditions.

After discussion, the Zoning Administrator approved the Coastal Development Permit with two additional conditions (deed restriction and WRA 43).

F. OTHER ITEMS: NONE

G. ADJOURNMENT

ATTEST:

MIKE NOVO, ZONING ADMINISTRATOR
MN:kb/ca