

FINAL  
**MONTEREY COUNTY ZONING ADMINISTRATOR**  
**FEBRUARY 23, 2006**  
**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	Shaunna Juarez
	Recording Secretary	Carol Allen

**B. PUBLIC COMMENT: NONE**

**C. APPROVAL OF MINUTES: NONE**

**D. DESIGN APPROVALS**

**1. OKADA FUKUKO (DA060001)**

The Zoning Administrator presented the Design Approval to allow for the demolition of an existing 920 square foot one-story single family dwelling and the construction of a new 2,308 square foot one-story single family dwelling with an attached two-car 508 square foot garage. Materials and colors to consist of: stucco siding "Pebblestone Beige," trim "Anchor Gray" and a tile roof "French Provincial." The property is located at 3081 Birdrock Road, Pebble Beach (Assessor's Parcel Number 007-411-005-000), east of Seventeen Mile Drive and west of Stevenson Drive, Greater Monterey Peninsula Area.

After discussion, the Zoning Administrator approved the Design Approval.

**2. FEHLMAN GORDON TR (DA060003)**

The Zoning Administrator presented the Design Approval for the construction of a 2,710 square foot two-story single family dwelling with an attached 586 square foot covered porch; and a 836 square foot detached three-car garage. Materials and colors of: stucco siding (sand), wood doors (red ochre), vinyl windows, and composition shingle roofing (gray). The project is located at 166 Manzanita Way, Salinas (Assessor's Parcel Number 415-032-015-000), Toro Area.

Public Comment: Ed Roberti, Ron Robinson, John Engleman, Elaine Fink, and Mike McKibbon.

After discussion, the Zoning Administrator approved the Design Approval.

## **E. SCHEDULED ITEMS**

### **3. BROWN DONALD S AND ALICE (PLN040726)**

The Zoning Administrator presented the Combined Development Permit to allow a Coastal Development Permit for the demolition of an existing legal nonconforming single family dwelling and the construction of a 4,413 square foot 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. This item was continued from January 26, 2006.

Eric Miller, representative, agreed to conditions.

After discussion, the Zoning Administrator adopted the Mitigated Negative Declaration and Mitigation Monitoring Plan and approved the Combined Development Permit with the correction of typos, changes to Finding 2 and 6, and Conditions 2, 7, and 8.

### **4. DEAN DALE G & MARGARET (JT) (PLN030452)**

The Zoning Administrator presented the Use Permit for an agricultural processing facility consisting of a 20 ft. x 30 ft. garage to be used as a micro-winery to process approximately 13 acres of planted vineyards. The property is located at 51500 Bradley Lockwood Road, Lockwood (Assessor's Parcel Number 423-051-031-000), South County Area.

Dale Dean agreed to conditions.

After discussion, the Zoning Administrator approved the Use Permit with changes to Findings 1, 3 and 4 and to Conditions 1 and 2.

### **5. 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 (Assessor's Parcel Number 241-052-001-000), northwesterly of the intersection of Spruce and Corona Roads, Carmel Highlands Area, Coastal Zone.

Dave Sweigart, representative, spoke to the possibility of a continuance. The Zoning Administrator did not continue the matter.

Public Comment: Glen DeAmaral, Wayne Franks, Mike Miller, Bess Franks.

Rick Kashfi, previous owner, gave some history of the property.

After discussion, the Zoning Administrator approved the Coastal Administrative Permit with changes to Findings 1, 2, 3, 6, and 7, as well as some typographical errors.

### **6. GALLAWAY WALLACE ALAN (PLN050556)**

The Zoning Administrator presented the Minor and Trivial Amendment to include previously approved Combined Development Permit (PLN965340) and Design Approval for a single family dwelling and development on a slope in excess of 30% to realign and redesign the driveway. New alignment will result in a total of 787 cubic yards of cut and 585 cubic yards of fill and require approximately 606 linear feet of retaining walls (3,233 square feet) ranging in height from one to twelve feet. The property is located at 3375 Rio Road, Carmel (Assessor's Parcel Number 009-312-028-000), Coastal Zone.

Sue Snow, representative, agreed to the conditions.

After discussion, the Zoning Administrator approved the Minor and Trivial Amendment.

**7. MORRIS CLARK A & CHRISTINE M (PLN050623)**

The Zoning Administrator presented the Use Permit for the removal of 7 protected oak trees ranging in size from 10" to 15" to allow the construction of a 3,151 sq. ft. single family dwelling with an attached 960 sq. ft. garage; and grading of 1,150 cu. yds. (530 cut and 620 fill). The project is located at 19710 Moonglow Road, Salinas (Assessor's Parcel Number 125-092-010-000), North County Non-Coastal Area.

Christine Morris agreed to the conditions.

After discussion, the Zoning Administrator approved the Use Permit with the correction of typographical errors and the addition of a tree protection condition.

**8. STOLTZ RICHARD S & PATRICIA D (PLN050707)**

The Zoning Administrator presented the Amendment to a previously approved (Aug 2001) Coastal Development Permit (PLN010008) to allow an accessory structure (two stone entryways, wooden gate and stone paver driveway) prior to the establishment of a main structure. Height of stone entryways varies from 1.5 feet to 7.5 feet; the proposed 12-foot wide, wooden entry gate will match existing wooden fence, and stone pavers will cover approximately 1,600 sq. ft. of an existing unpaved driveway. Minimal grading will be needed (1.8 cu. yds. cut, 1.1 cu. yds. fill), total impervious coverage of the property is 2.36 percent (1,864 square feet). The property is located at 241-A Highway One, Carmel (Assessor's Parcel Number 241-182-001-000), Carmel Highlands Area, Coastal Zone.

Eric Miller, representative, agreed to the conditions.

After discussion, the Zoning Administrator approved the Amendment to a previously approved Coastal Development Permit with changes to Findings 1 and 8.

**9. PADILLA MARCIANO & MARIA ISABE (PLN050279)**

The Zoning Administrator presented the Combined Development Permit consisting of (1) an Administrative Permit for change of commercial use from a former restaurant/bar operation to a convenience market within an existing 2,437 sq. ft. commercial building and (2) a Variance for the reduction to the number of off-street parking spaces required, where former use did not provide any off-street parking. An existing 1,482 sq ft. residence is situated at the rear end of the property. The property is located at 10499 Merritt Street, Castroville

(Assessor's Parcel Number 030-126-002-000), corner of the intersection of Merritt and Sanchez Street, North County Area. This item was continued from February 9, 2006.

Fabian Guzman, representative, agreed to the conditions.

After discussion, the Zoning Administrator approved the Combined Development Permit with correction of typographical errors and a change to the timing of Condition 10.

**F. OTHER ITEMS:** NONE

**G. ADJOURNMENT:** The meeting was adjourned at 11:38 a.m.

ATTEST:

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MIKE NOVO, ZONING ADMINISTRATOR

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