

FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
MARCH 9, 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 Street, Salinas, California.

A. ROLL CALL

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

B. PUBLIC COMMENT: NONE

C. APPROVAL OF MINUTES:

The minutes of May 26, October 13, and November 10, 2005 and January 12, February 9 and February 23, 2006 were approved.

D. SCHEDULED ITEMS

1. HENNESSY FRANK J. (PLN040465)

A COMBINED DEVELOPMENT PERMIT CONSISTING OF: A COASTAL ADMINISTRATIVE PERMIT FOR A 3-STORY SINGLE FAMILY DWELLING (3,488 SQ. FT. FLOOR AREA) WITH ATTACHED GARAGE (444 SQ. FT.), A DETACHED GARAGE (280 SQ. FT.) , AN ON-SITE WELL, AND A SEPTIC SYSTEM DESIGN; A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON 30% SLOPE; A COASTAL ADMINISTRATIVE PERMIT FOR A DETACHED GUESTHOUSE (424 SQ. FT.) ; A VARIANCE TO REDUCE THE FRONT SET BACK ALONG SPINDRIFT ROAD FROM 30 FEET TO 18 FEET; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 203 SPINDRIFT ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 241-301-009-000), CARMEL HIGHLANDS AREA, COASTAL ZONE.

After discussion by the Zoning Administrator, the Combined Development Permit was tabled to a date uncertain.

2. AVE MARIA CONVALESCENT HOSPITAL (PLN050520)

USE PERMIT AND DESIGN APPROVAL TO ALLOW THE INSTALLATION OF A WIRELESS COMMUNICATION FACILITY CONSISTING OF A 70' TALL TREE MONOPOLE AS PART OF A REGIONAL PERSONAL COMMUNICATION SYSTEM NETWORK FOR CINGULAR WIRELESS; AND AN 11' BY 20' EQUIPMENT SHELTER. THE PROPERTY IS LOCATED AT 1249 JOSSELYN CANYON ROAD, MONTEREY (ASSESSOR'S PARCEL NUMBER 101-201-002-000), GREATER MONTEREY PENINSULA AREA.

After discussion by the Zoning Administrator, the Use Permit was approved.

3. EVERS SHARYN & TODD (PLN050675)

A COMBINED DEVELOPMENT PERMIT CONSISTING OF AN ADMINISTRATIVE PERMIT TO CONSTRUCT A 4,856 SQ. FT. SINGLE FAMILY DWELLING, A 770 SQ. FT. ATTACHED GARAGE AND 302 SQ. FT. OF BALCONY AND PORCH IN A VISUALLY SENSITIVE DISTRICT; AND A USE PERMIT FOR DEVELOPMENT ON SLOPES EXCEEDING 30 PERCENT. THE PROJECT INCLUDES APPROXIMATELY 300 CU. YDS. OF GRADING (250 CUT AND 50 FILL). THE PROPERTY IS LOCATED AT 310 PASADERA COURT, MONTEREY (ASSESSOR'S PARCEL NUMBER 173-074-059-000), GREATER MONTEREY PENINSULA AREA.

After discussion by the Zoning Administrator, the Combined Development Permit was approved.

4. PAUL DENNY & DIANE (PLN050522)

A COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 3,239 SQUARE FOOT SINGLE FAMILY DWELLING WITH AN ATTACHED 2,064 SQUARE FOOT THREE-CAR GARAGE, 980 SQUARE FEET OF WOODEN DECKING AND STAIRWAYS; AND GRADING (APPROX. 400 CU. YDS. CUT/100 CU. YDS. FILL); 2) COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF TWO LANDMARK TREES (ONE 67 INCH AND ONE 50 INCH MONTEREY PINES). THE PROPERTY IS LOCATED AT 41 YANKEE POINT DRIVE, CARMEL (ASSESSOR'S PARCEL NUMBER 243-132-013-000), CARMEL HIGHLANDS AREA, COASTAL ZONE.

After discussion by the Zoning Administrator, the Combined Development Permit was approved.

5. BROKAW THOMAS W. (PLN050174)

A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 2,304 SQUARE FOOT TWO-STORY BARN WITH 960 SQUARE FOOT LOFT. THE PROPERTY IS LOCATED AT 550 MAHER ROAD, ROYAL OAKS (ASSESSOR'S PARCEL NUMBER 127-401-005-000), SOUTH OF THE INTERSECTION OF MAHER AND ROYAL OAK ROADS, NORTH COUNTY LAND USE PLAN, COASTAL ZONE.

After discussion by the Zoning Administrator, the Coastal Administrative Permit was continued to March 30, 2006.

E. OTHER ITEMS: NONE

F. ADJOURNMENT: The meeting was adjourned at 11:58 a.m.

ATTEST:

MIKE NOVO, ZONING ADMINISTRATOR

MN:kb/ca