

FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
APRIL 13, 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	Tom Moss
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: NONE

C. APPROVAL OF MINUTES: NONE

D. DESIGN APPROVALS

1. GHERMAN RICHARD & LAURA TR (DA050435)

CONTINUED FROM 4/13/06. DESIGN APPROVAL TO ALLOW FOR THE DEMOLITION OF AN EXISTING 1,628 SQUARE FOOT SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A NEW 3,290 SQUARE FOOT ONE STORY SINGLE FAMILY DWELLING WITH BELOW GROUND 1,116 SQUARE FOOT GARAGE AND STORAGE AREA OF APPROXIMATELY 724 SQUARE FEET, HOT TUB, NEW FENCE AND A GATE UNDER 6 FEET. MATERIALS TO CONSIST OF STUCCO (ANTIQUE WHITE) , CAST STONE (MIXED COLOR) FASCIA AND TRIM (MACADAMIA), WINDOW (MARVIN-PEBBLE GRAY), ROOF TILES (RECLAIMED), AND FRONT AND CARRIAGE DOORS (FRUITWOOD). THE SITE IS LOCATED AT 1164 ARROYO ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-531-012-000), EAST OF COLTON AND ARROYO INTERSECTION, MONTEREY PENINSULA COUNTRY CLUB, GREATER MONTEREY PENINUSLA AREA PLAN

After discussion, the Zoning Administrator continued the Design Approval to April 27, 2006.

E. SCHEDULED ITEMS

2. BERRELLEZA VICTOR & MARIA (PLN050264)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION A 2,423 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH A 625 SQUARE FOOT ATTACHED TWO-CAR GARAGE AND 451 SQ. FT OF DECKING; 2) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW DEVELOPMENT OF A WELL FOR RESIDENTIAL USE; 3) COASTAL DEVELOPMENT PERMIT FOR GRADING ON A SLOPES IN EXCESS OF 25% (APPROXIMATELY 700 CUBIC YARDS CUT AND 600 CUBIC YARDS FILL). THE PROPERTY IS LOCATED AT 517 PINI ROAD, WATSONVILLE (ASSESSOR'S PARCEL NUMBER 412-061-010-000), LOS LOMAS AREA, NORTH COUNTY AREA, COASTAL ZONE

Ramon Montano, Project Planner, presented the Combined Development Permit and recommended approval. Some changes were discussed.

Victor Berrelleza, applicant, accepted the conditions.

After discussion, the Zoning Administrator approved the Combined Development Permit with changes as discussed.

3. GUTIERREZ VICTOR & DIANA (PLN050489)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A 3,985 SQ. FT. ONE STORY SINGLE FAMILY DWELLING WITH A 1,027 SQ. FT. ATTACHED (4 CAR) GARAGE; NEW SEPTIC SYSTEM AND RETAINING WALLS; 2) COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF THREE PROTECTED TREES; AND TO ALLOW DEVELOPMENT TO OCCUR ON SLOPES IN EXCESS OF 25%. THE PROJECT IS LOCATED AT 1861 RACHEL LANE, WATSONVILLE (ASSESSOR'S PARCEL NUMBER 181-261-022-000), AT THE CORNER OF AIMEE MEADOWS AND RACHEL LANE, LOGAN KNOLLS SUBDIVISION, AROMAS AREA, NORTH COUNTY COASTAL ZONE.

Ramon Montano, Project Planner, discussed the project and some modifications.

Victor Gutierrez, owner, agreed to the conditions as discussed.

The Zoning Administrator approved the Combined Development Permit including the changes as discussed.

4. CAMPBELL THOMAS & MILICENT (PLN050320)

COMBINED DEVELOPMENT PERMIT INCLUDING A COASTAL ADMINISTRATIVE PERMIT FOR A REMODEL AND ADDITION TO AN EXISTING SINGLE FAMILY DWELLING (A 1,210 SQUARE FOOT MAIN LEVEL ADDITION; A NEW 714 SQUARE FOOT BASEMENT; A NEW 375 SQUARE FOOT RAISED PATIO; AND CONVERSION OF A 964 SQUARE FOOT GUESTHOUSE/GARAGE INTO A 480 SQUARE FOOT TWO-CAR GARAGE), AND GRADING OF 92 CUBIC YARDS (CUT); A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 104 YANKEE POINT DRIVE, CARMEL (ASSESSOR'S PARCEL NUMBER 243-161-006-000), CARMEL HIGHLANDS AREA, COASTAL ZONE.

After discussion, the Zoning Administrator approved the Combined Development Permit with changes.

5. JORDAN JAMES & SUSAN (PLN050554)

COMBINED DEVELOPMENT PERMIT CONSISTING OF (1) A COASTAL DEVELOPMENT PERMIT FOR AN 846 SQUARE FOOT CARETAKER'S UNIT, (2) A VARIANCE TO EXCEED THE PESCADERO WATERSHED LIMIT FOR STRUCTURAL AND IMPERVIOUS SURFACE COVERAGE AND (3) A DESIGN APPROVAL. THE PROJECT IS LOCATED AT 1658 CRESPI LANE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-392-007-000), ON THE CORNER OF DEL CIERVO ROAD AND CRESPI LANE, DEL MONTE FOREST AREA, COASTAL ZONE.

Anna Ginette, Project Planner, presented the project.

Representative, David Stoker, had questions regarding Condition #8.

After discussion, the Zoning Administrator approved the Combined Development Permit as amended.

6. SANTA RITA UNION SCHOOL DISTRICT (PLN050560)

USE PERMIT TO ALLOW FOR A NEW CELL ANTENNAE SITE (UNSTAFFED WIRELESS TELECOMMUNICATION FACILITY) CONSISTING OF 3 ROOF MOUNTED ANTENNAS AND FOUR GROUND MOUNTED EQUIPMENT CABINETS. THE PROPERTY IS LOCATED AT 57 RUSSELL ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 113-161-016-000), AT THE NORTH WEST CORNER OF VAN BUREN AVENUE AND RUSSELL ROAD, GAVILAN VIEW MIDDLE SCHOOL, GREATER SALINAS AREA.

Bill Stevens, Santa Rita School District representative, accepted the conditions.

After discussion, the Zoning Administrator approved the Use Permit with changes.

7. TAYLOR JACK & WILBURTA (PLN050531)

VARIANCE (AFTER-THE-FACT) FOR REDUCTION OF FRONT YARD SETBACKS FROM A REQUIRED 15 FEET TO 3 FEET, 10 INCHES (3'10") FOR THE CONSTRUCTION OF A 354 SQ. FT. ATTACHED GARAGE. THE GARAGE IS 90% COMPLETE SINCE A BUILDING PERMIT, FILED UNDER BP051224, WAS ISSUED. A SURVEY OF THE PROPERTY HAS BEEN DONE AND SHOWS THAT INDIAN VILLAGE ROAD IS AN 80 FOOT WIDE RIGHT-OF-WAY WHICH RESULTS IN HAVING THE FRONT YARD PROPERTY LINE APPROXIMATELY 13.5 FEET FROM THE PAVED ROAD AREA. THE PROPERTY IS LOCATED AT 1076 INDIAN VILLAGE ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-391-012-000), SOUTHEASTERLY OF THE INTERSECTION OF INDIAN VILLAGE ROAD AND LIVE OAK ROAD, GREATER MONTEREY PENINSULA AREA.

Nadia Amador, Project Planner, presented the project and recommended approval.

John Taylor agreed to the conditions.

After discussion the Zoning Administrator approved the Variance.

8. THOMPSON JOHN ET AL (PLN050653)

LOT LINE ADJUSTMENT TO ADJUST TWO PARCELS OF 7.8 ACRES AND 0.096 ACRES TO 5.1 ACRES AND 2.7 ACRES RESPECTIVELY. A VARIANCE REQUEST TO ADJUST A NON-CONFORMING PARCEL SIZE OF 0.096 ACRES TO RESULT IN A 2.7 ACRE NON-CONFORMING PARCEL SIZE FOR THE RDR/5.1-UR-D-S ZONING DISTRICT. THE PROJECT IS LOCATED AT 3600 VIEJO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBERS 103-011-017-000 AND 008-141-016-000), AT HIGHWAY ONE AND MUNRAS AVENUE, GREATER MONTEREY PENINSULA AREA.

This item will be rescheduled for the Minor Subdivision Committee.

F. OTHER ITEMS: NONE

G. ADJOURNMENT: The meeting was adjourned at 9:40 a.m.

ATTEST:

MIKE NOVO, ZONING ADMINISTRATOR

MN:kb/ca