

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
MAY 11, 2006
MINUTES**

The Monterey County Zoning Administrator hearing met at 9:30 a.m. in the Board of Supervisors Chambers of the Courthouse, 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. GILMAN ARTHUR E & JACQUELINE R (DA060031)

DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 6,077 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING, A 1009 SQUARE FOOT TWO-CAR GARAGE AND GOLF CART, BARN, AND 1190 SQUARE FEET OF DECKS. THIS PROJECT ALSO INCLUDES THE REMOVAL OF TWO COAST LIVE OAKS, ONE 7" AND ONE 8" (PLN060265). MATERIALS AND COLORS OF: PLASTER WALLS (PEACH "ECHELON ECRU") ALONG WITH STONE VENEER (SANTA RITA STONE CUSTOM BLEND WITH COLORED GROUT), WOOD (DESERT BEIGE) WINDOWS & DOORS, COPPER GUTTERS & DOWNSPOUTS, AND TILE ROOFING MATERIAL (TWO-PIECE MISSION CLAY CUSTOM BLEND). THE PROJECT IS LOCATED AT LOT 142 PASADERA, MONTEREY (ASSESSOR'S PARCEL NUMBER: 173-074-067-000), GREATER MONTEREY PENINSULA AREA.

Bryce Hori, Public Works, added a condition related to paying a fee for Hwy 68.

After discussion, the Zoning Administrator approved the Design Approval.

2. OKADA FUKUKO (DA060107)

DESIGN APPROVAL FOR THE DEMOLITION OF AN EXISTING 1,904 SQUARE FOOT SINGLE FAMILY DWELLING TO ALLOW FOR THE CONSTRUCTION OF A NEW 3,597 SQUARE FOOT SINGLE STORY SINGLE FAMILY DWELLING WITH A 535 SQUARE FOOT ATTACHED GARAGE CONSISTING OF PEBBLESTONE BEIGE SIDING, MUSTANG TAN TRIM AND CONCRETE TILE ROOFING IN SANTA BARBARA (ASSESORS PARCEL NUMBER 007-191-009-000) 2849 SLOAT ROAD, PEBBEL BEACH.

After discussion, the Zoning Administrator continued this Design Approval to May 25, 2006.

E. SCHEDULED ITEMS

3. ALBANESE THOMAS J TRUST (PLN050530)

This item was rescheduled to the Minor Subdivision hearing agenda.

4. WENGLIKOWSKI FLOYD M & KATHER (PLN050624)

VARIANCE TO ALLOW AN INCREASE IN SITE COVERAGE FROM THE ALLOWED 15% TO 17%. THIS VARIANCE WOULD ALLOW A 332 SQ. FT. FIRST FLOOR ADDITION WITH DECK ABOVE AND WINDOW SEAT TO AN EXISTING TWO-STORY SINGLE FAMILY DWELLING. THE PROPERTY IS LOCATED AT 138 CARMEL RIVIERA DRIVE, CARMEL (ASSESSOR'S PARCEL NUMBER 243-163-003-000), WEST OF COAST HIGHWAY 1, COASTAL ZONE.

Jeff Bonekemper, Project Planner, presented this item.

Derinda Messenger, representative, asked for approval of the permit.

Public Comment: Phyllis Dale, Virginia Robinson, Katherine Wenglikowski

After discussion, the Zoning Administrator denied the Variance.

5. PENNISI GIOVANNI G & ANN (PLN060019)

USE PERMIT FOR DEVELOPMENT ON A 30% SLOPE FOR A NEW RETAINING WALL, DECK AND PATIO; AND A DESIGN APPROVAL FOR A 1,525 SQ. FT. FIRST FLOOR ADDITION AND A 2,273 SQ. FT. SECOND STORY ADDITION, A DETACHED 944 SQ. FT. THREE-CAR GARAGE AND A 589 SQ. FT. PORTE COCHERE TO AN EXISTING 1,277 SQ. FT. ONE-STORY, SINGLE FAMILY DWELLING ON A 2.57 ACRE PARCEL; AND CLEAR A CODE ENFORCEMENT CASE (CE040165). THE PROJECT IS LOCATED AT 9955 EDDY ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 169-091-056-000), CARMEL VALLEY MASTER PLAN AREA.

Paula Bradley, Project Planner, presented this item and recommended approval in part and denial in part.

Maureen Wruck, representative, relayed that Pennisi has agreed not to build the tunnel and will lower the height.

After discussion, the Zoning Administrator approved the Use permit in part and denied in part. The Zoning Administrator modified Finding 1 for approval in part, Finding 1 for denial in part, and the recommended conditions.

6. SELFRIDGE FARM LLC (PLN060047)

USE PERMIT FOR A 3,240 SQ. FT. PREMANUFACTURED HORSE BARN WITHIN 100 FT. OF THE CARMEL VALLEY FLOODWAY FRINGE, ON A 4.87 ACRE PARCEL. THE PROPERTY IS LOCATED AT 28000 SELFRIDGE LANE, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 169-121-017-000), CARMEL VALLEY MASTER PLAN AREA.

Paula Bradley, Project Planner, presented this item.

David Stocker, representative, accepted the conditions.

After discussion, the Zoning Administrator approved the Use Permit, deleting Finding 6.

7. REESE WILLIAM & BRENDA (PLN050446)

USE PERMIT TO ALLOW DEVELOPMENT WITHIN THE CARMEL VALLEY RIVER 100 YEAR FLOODPLAIN. THE PROPOSED DEVELOPMENT CONSIST OF THE DEMOLITION OF AN EXISTING 1,056 SQUARE FOOT GUESTHOUSE AND CONSTRUCTION OF A 497 SQUARE FOOT GUESTHOUSE WITH AN ATTACHED 807 SQUARE FOOT TWO-CAR GARAGE. THE PROPERTY IS LOCATED AT 9240 CARMEL VALLEY ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 169-141-021-000), CARMEL VALLEY MASTER PLAN AREA.

Ramon Montano, Project Planner, presented this item.

After discussion, the Zoning Administrator approved the Use Permit, with changes to Finding 4.

8. SHERAR ROBERT CODY & MARGARET (PLN050122)

USE PERMIT TO ALLOW FOR A NEW 50 FT. HIGH TELECOMMUNICATIONS FACILITY (TO REPLACE AN EXISTING 40 FT. HIGH FLAG POLE); AND DESIGN APPROVAL. THE PROJECT IS LOCATED 1/2 MILE SOUTH OF 916 CARMEL VALLEY ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 416-511-012-000), CARMEL VALLEY MASTER PLAN AREA.

Robert Sherar accepted the conditions.

After discussion, the Zoning Administrator continued this item to May 25, 2006.

9. WALTER L JONES FAMILY LP (PLN050734)

CONTINUED FROM 4/27/06. COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT FOR THE DEMOLITION OF AN EXISTING 2,788 SQUARE FOOT SINGLE FAMILY RESIDENCE AND THE CONSTRUCTION OF A NEW 3,569 SQUARE FOOT SINGLE FAMILY RESIDENCE; COASTAL ADMINISTRATIVE PERMIT FOR A NEW 425 SQUARE FOOT GUESTHOUSE AND AN ATTACHED 549 SQUARE FOOT GARAGE; RETAINING WALLS TO BE BUILT ON 30 PERCENT SLOPES, WITH APPROXIMATELY 310 CU. YDS. CUT/215 CU. YDS. FILL; A VARIANCE TO EXCEED THE 100' SETBACK FROM SEVENTEEN MILE DRIVE AND A VARIANCE TO EXCEED THE 50' MINIMUM ACCESSORY STRUCTURE SETBACK. THE PROPERTY IS LOCATED AT 3365 17 MILE DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-341-001-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Christopher Bolton, representative, accepted the conditions.

After discussion, the Zoning Administrator approved the Combined Development Permit, with changes to the Findings and recommended conditions.

F. OTHER ITEMS:

Mike Novo welcomed Al Mulholland, Water Resources Agency, back from his surgery. It was noted that John Hodges, Environmental Health, will be leaving and Pat Treffry will be attending future meetings. Mike Novo

announced that he has been appointed as Interim Director of Planning effective May 13th and, therefore, someone else will be appointed to cover the Zoning Administrator hearings.

G. ADJOURNMENT: The meeting was adjourned at 9:50 a.m.

ATTEST:

MIKE NOVO, ZONING ADMINISTRATOR

MN:kb/ca