

**FINAL  
MONTEREY COUNTY ZONING ADMINISTRATOR  
JUNE 8, 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	Patrick Treffry
	Public Works	Bryce Hori
	Water Resources	Al Mulholland
	Recording Secretary	Carol Allen

**B. PUBLIC COMMENT: NONE**

**C. APPROVAL OF MINUTES:** The minutes of May 25, 2006 were continued to June 29, 2006.

**D. DESIGN APPROVALS**

**1. SHAKE SABU JR (DA060186)**

DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A NEW 3,845 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING, WITH AN ATTACHED 464 SQUARE FOOT TWO-CAR GARAGE. MATERIALS AND COLORS OF: "SWISS COFFEE" (OFF WHITE) PLASTER WALLS, "CARGO" (BROWN) DOORS AND WINDOWS, AND CLAY "S" TILE ROOFING MATERIAL. THE PROJECT INCLUDES THE REMOVAL OF 15 UNPROTECTED MONTEREY PINE TREES, RANGING IN SIZE FROM 8" TO 23". THE PROJECT IS LOCATED AT 2970 CONGRESS ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-661-007-000), GREATER MONTEREY PENINSULA AREA.

Jerry Case, representative, accepted the conditions.

After discussion, the Design Approval was approved by the Zoning Administrator.

**E. SCHEDULED ITEMS**

**2. JONES KATHLEEN (PLN040216)**

APPEAL OF A COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) COASTAL ADMINISTRATIVE PERMIT TO ALLOW A NEW 850 SQ. FT. SENIOR CITIZEN UNIT WITH 353 SQ. FT. COVERED PORCH AND; 2) COASTAL ADMINISTRATIVE PERMIT TO ALLOW ONE REQUIRED PARKING SPACE LOCATED IN THE FRONT SETBACK. THE PROPERTY IS LOCATED AT 10945 PIERI COURT, MOSS LANDING (ASSESSOR'S PARCEL NUMBER 133-191-020-000), NORTH COUNTY, COASTAL ZONE.

Liz Gonzales, Project Planner, recommended denial of the appeal and approval of the project.

Sue Shaw, applicant, spoke regarding the project.

Public Comment: Ray Parks, Mickey Gallowski, Kathy Jones, Ray Parks

Bryce Hori, Public Works, added PW11 condition.

After discussion, the Zoning Administrator approved the Combined Development Permit with the addition of Public Works Department conditions.

**3. THOMAS CHARLIE (PLN050635)**

COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF AN 834.5 SQUARE FOOT DETACHED CARETAKERS UNIT AND ASSOCIATED GRADING (10 CUBIC YARDS OF CUT/FILL) , AND A VARIANCE TO INCREASE THE NON-CONFORMING STRUCTURAL SQUARE FOOTAGE FROM 9,500 SQ. FT. TO 10,962 SQ. FT. WITHIN THE PESCADERO WATERSHED. TOTAL COVERAGE (STRUCTURAL AND IMPERVIOUS SURFACE) WILL DECREASE FROM 18,391 SQ.FT. TO 13,649 SQ.FT. THE PROPERTY IS LOCATED AT 4028 SUNRIDGE ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-171-003-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Shandell Frank, Project Planner, read a modification to Condition #8 into the record.

After discussion by the Zoning Administrator, the Combined Development Permit was approved with modifications to Finding #4 and Condition #8.

**4. CUSAK WILLIAM J/GAIL (PLN050499)**

CONTINUED FROM 5/25/06. CONSIDER A COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 3,433 SQUARE FOOT TWO STORY SINGLE FAMILY DWELLING WITH ATTACHED 500 SQUARE FOOT GARAGE, AND A CONCRETE FENCE AT FRONT PROPERTY LINE (6 FEET IN HEIGHT); A COASTAL DEVELOPMENT PERMIT FOR REMOVAL OF 27 MONTEREY PINE TREES; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 4060 SUNSET LANE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-112-015-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Project Planner, Jeff Bonekemper, presented the project.

Project applicant, William Cusak, accepted the conditions.

After discussion by the Zoning Administrator, the Combined Development Permit was approved with changes to the public access finding and conditions 9 and 15.

**5. WIEDNER W DEAN (PLN050693)**

COMBINED DEVELOPMENT PERMIT FOR A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING (2,564 SQUARE FEET) AND A DETACHED GARAGE (625 SQUARE FEET); AND A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 50' OF A COASTAL BLUFF. THE PROJECT INCLUDES REMOVAL OF 23 NON-INDIGENOUS TREES (RANGING FROM 5" TO 23" IN DIAMETER) WITH 420 CU. YDS. CUT/340 CU. YDS. FILL. THE PROPERTY IS LOCATED AT 98 YANKEE POINT

DRIVE, CARMEL (ASSESSOR'S PARCEL NUMBER 243-161-024-000), NORTHWEST OF THE YANKEE POINT AND HIGHWAY 1 INTERSECTION, COASTAL ZONE.

Project Planner, Jeff Bonekemper, presented the project.

Applicant, John Wiedner, accepted the conditions.

Public Comment: Claudia Denuccio, Phyllis Dake

Setback issues were discussed.

Mulholland – drainage plan condition should be WR1.

After discussion by the Zoning Administrator, the Combined Development Permit was approved with changes to the public access finding, finding 6, conditions 5 and 8, and new conditions requiring notices for reports.

**6. BORDA FRANCES M (PLN050720)**

COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR ADDITION OF MORE THAN 10 PERCENT TO A SINGLE FAMILY DWELLING; AND A COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF TWO MONTEREY PINE TREES (14" DIAMETER). THE PROPOSED ADDITION WILL INCLUDE MINIMAL GRADING, THE ADDITION OF 1,033 SQUARE FEET TO THE EXISTING 1,220 SQUARE FOOT DWELLING, AND THE ADDITION OF 407 SQUARE FEET TO THE EXISTING 527 SQUARE FOOT GARAGE (3,187 SQUARE FEET TOTAL). THE PROJECT IS LOCATED AT 1403 CANTERA COURT, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-232-001-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Project Planner, Jeff Bonekemper, presented the project.

Cynthia Spellacy, representative, accepted the conditions.

After discussion, the Zoning Administrator approved the Combined Development Permit with changes to findings 1, 2, and 6, and condition 8.

**7. ROBERTS PETER H & JENNIFER R (PLN060062)**

COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 850 SQ. FT. CARETAKER'S UNIT (GRADING OF 140 CU. YDS. CUT/40 CU. YDS. FILL); AND TWO RETAINING WALLS. THE PROPERTY IS LOCATED AT 1151 SOMBRIA LANE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-281-020-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Project Planner, Jeff Bonekemper, presented the project.

John Moore, representative, accepted the conditions.

After discussion, the Zoning Administrator approved the Coastal Development Permit with the addition of the public access finding and changes to the caretaker deed restriction condition.

**8. PANLILIO MICHAEL & MARY (PLN060087)**

USE PERMIT FOR RIDGELINE DEVELOPMENT TO ALLOW THE CONSTRUCTION OF A THREE-STORY 7,023 SQUARE FOOT SINGLE FAMILY DWELLING WITH AN ATTACHED 1,164 SQUARE FOOT THREE-CAR GARAGE WITH A 1,995 SQUARE FOOT WORKSHOP. THE PROPERTY IS LOCATED AT 188 PINE CANYON ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 415-022-011-000), TORO AREA.

Project Planner, Elisa Manguerra, presented the project and added a septic system design condition from the Health Department.

Sullivan Santos accepted the conditions.

Diana Leach, neighbor, voiced her concerns.

Patrick Treffry, Environmental Health, stated that the applicant is connected to Alco Water, added a non-standard condition and EH11.

Staff recommended work hours be Monday through Saturday from 7:00 a.m. to 7:00 p.m.

After discussion, the Zoning Administrator approved the Combined Development Permit including changes to finding 2 and additional conditions from Environmental Health, as discussed.

**F. OTHER ITEMS:** NONE

**G. ADJOURNMENT:** The meeting was adjourned at 10:40 a.m.

ATTEST:

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MIKE NOVO, ZONING ADMINISTRATOR

MN:kb/ca