

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
JULY 27, 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	Jeff Main
	Environmental Health	John Hodges
	Public Works	Bryce Hori
	Water Resources	Al Mulholland
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT:

C. APPROVAL OF MINUTES: JULY 13, 2006

The minutes for July 13, 2006 were approved.

D. DESIGN APPROVALS

1. REISDORF JEFFREY & BECKY (DA050495)

DESIGN APPROVAL TO ALLOW FOR A 1195.7 SQUARE FOOT ADDITION CONSISTING OF ARCHED 27 FOOT ENTRYWAY, NEW FAMILY ROOM, EXPANDED KITCHEN, NEW BEDROOM ADDITION, NEW HALLWAY, RELOCATE AND ENLARGE LAUNDRY ROOM, EXPAND MASTER BEDROOM, AND EXPAND MASTER BATHROOM; AND A 978 SQUARE FOOT INTERIOR REMODEL CONSISTING OF BATHROOM REMODEL, EXPAND MASTER BATHROOM AND MASTER CLOSET, KITCHEN REMODEL, ADDITIONAL ENTRY CLOSETS AND EXPANDED ENTRY. MATERIALS CONSIST OF MISSION TILE AND COLORS WILL BE 186 KEYSTONE FOR THE BODY AND AC66-N ZAIRE FOR THE TRIM. PROPERTY IS LOCATED AT 1092 OASIS ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER: 007-412-009-000) SOUTH OF THE INTERSECTION OF BIRD ROCK ROAD AND STEVENSON DRIVE, GREATER MONTEREY PENINSULA AREA PLAN.

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

2. MC COY ANDREA A & JASON (DA060201)

DESIGN APPROVAL FOR THE CONSTRUCTION OF A NEW 6,166 SQUARE FOOT SINGLE FAMILY DWELLING, A 1,244 SQUARE FOOT ATTACHED FOUR-CAR GARAGE, A 524 SQUARE FOOT DECK, AND GRADING (APPROXIMATELY 1,178 CUBIC YARDS): THE PROPERTY IS LOCATED AT 405 VIA DEL MILAGRO (ASSESSOR'S PARCEL NUMBER 173-074-026-000), GREATER MONTEREY PENINSULA AREA PLAN.

Mike Rasner, applicant, accepted the conditions.

After discussion, the Design Approval was approved by the Zoning Administrator with an added condition from Public Works to pay the traffic impact fee for Highway 68.

3. NOVOA ALFREDO M & SONIA R (DA060295)

DESIGN APPROVAL FOR THE CONSTRUCTION OF A 2,503 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED 1,197 SQUARE FOOT FOUR-CAR GARAGE, A 223 SQUARE FOOT COVERED PATIO, AND A 300 SQUARE FOOT PORCH: MATERIALS AND COLORS OF STUCCO (BONE, SAND, AND BEIGE) AND COMPOSITION SHINGLE. THE PROPERTY IS LOCATED AT 260 ESPINOSA ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 113-041-018-000)

Trailed to the end of the agenda because of a code violation.

E. SCHEDULED ITEMS

4. KAY MARJORIE B (PLN050434)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A NEW 2,298 SQ. FT. SINGLE FAMILY DWELLING, 528 SQ. FT. DETACHED GARAGE, SEPTIC SYSTEM, NEW WELL, AND GRADING (546 C.U YDS. CUT/213 CU. YDS. OF FILL); AND A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT. THE PROPERTY IS LOCATED AT 5295 STARR WAY, WATSONVILLE (ASSESSOR'S PARCEL NUMBER 129-211-017-000), ROYAL OAKS AREA, NORTH COUNTY, COASTAL ZONE.

Project Planner, Shandell Frank, requested a continuance to a date uncertain because of endangered species and time needed to recirculate the Negative Declaration due to the potential impacts that may occur.

Mari Kloepfel, applicant, concurs with the continuance.

Public Comment: Dave Swaggert and Lawrence Hawkins

After discussion, the Zoning Administrator tabled this item to a date uncertain.

5. COOPER DAVID (PLN050664)

COMBINED DEVELOPMENT PERMIT CONSISTING OF (1) AN ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A 2,755 SQ. FT. HOUSE WITH AN ATTACHED GARAGE IN AN "S" DISTRICT WITH A NEW SEPTIC SYSTEM, WELL, DRIVEWAY, AND ASSOCIATED GRADING; (2) A USE PERMIT FOR DEVELOPMENT ON SLOPES EXCEEDING 30%; (3) A USE PERMIT FOR THE REMOVAL OF FIVE OAK TREES(12", 18", (2) 20", AND 22" DIAMETER) AND ONE LANDMARK OAK (30" IN DIAMETER). THE PROPERTY IS LOCATED AT 156 LAUREL DRIVE, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 187-661-007-000), SOUTH OF COUNTRY CLUB DRIVE AND EAST OF CARMEL VALLEY ROAD, CARMEL VALLEY MASTER PLAN AREA.

Project Planner, Annie Murphy, corrected the square footage to 2,755 square foot.

After discussion, the Zoning Administrator approved the Combined Development Permit including a correction to the square footage from 1,953 sq. ft. to 2,755 sq. ft.

The applicant, David Cooper, agreed to the conditions.

After discussion, the Zoning Administrator approved the Combined Development Permit including the corrected square footage.

6. BRETT HUDSON & MASTANEH (PLN060207)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE DEMOLITION OF THE EXISTING 4,068 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING WITH A 710 SQUARE FOOT DETACHED TWO-CAR GARAGE AND CONSTRUCTION OF A 7,369 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED 710 SQUARE FOOT THREE-CAR GARAGE; AND (2) COASTAL ADMINISTRATIVE PERMIT FOR A 513 SQUARE FOOT GUESTHOUSE. THE PROPERTY IS LOCATED AT 3164 PALMERO WAY, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-341-016-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Project Planner, Elisa Manuguerra, presented the project.

Doug Howe, architect, accepted the conditions.

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

7. MCAWEENEY DAN J & GAYLA R (PLN060292)

COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 850 SQ. FT. CARETAKER'S UNIT AND 159 SQ. FT. DECK (APPROXIMATELY 12 CU. YDS. CUT/144 CU. YDS. FILL). THE PROJECT IS LOCATED AT 1219 PADRE LANE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-293-017-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Agent Henry Ruhnke agreed to the conditions.

After discussion, the Zoning Administrator approved the Coastal Development Permit.

8. THOMPSON JOHN F & ELLEN D (PLN060342)

USE PERMIT TO ALLOW FOR DEVELOPMENT ON SLOPES IN EXCESS OF 30 % AND THE CONSTRUCTION OF A 2,124 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED 484 SQUARE FOOT TWO-CAR GARAGE, 60 SQUARE FEET OF PORCHES, A RETAINING WALL OF APPROXIMATELY 660 LINEAR FEET, AND GRADING (APPROX. 1,404 CUBIC YARDS CUT/1,407 CUBIC YARDS FILL). THE PROPERTY IS LOCATED AT 6384 TUSTIN ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 127-141-024-000), NORTH OF THE INTERSECTION OF MORO ROAD AND TUSTIN ROAD, NORTH COUNTY NON-COASTAL AREA.

Elisa Manuguerra, Project Planner, presented this item including a change to Finding #2.

John Thompson agreed to the conditions and answered questions about the project.

Public Comment: Robert Paduck

After discussion, the Zoning Administrator approved the Use Permit with an added condition to require an addendum to the geotechnical report explaining the engineering requirements for the grading and fill on 30% slopes for the specific project and show how they directly relate to the standard grading requirements on the project plans.

9. MOSS LANDING HARBOR DISTRICT (PLN060097)

CONTINUED FROM 7/13/06. COASTAL DEVELOPMENT PERMIT TO ALLOW A CHANGE IN THE INTENSITY OF USE OF STATE WATERS OR ACCESS TO PUBLIC WATERS BY INCREASING PARKING FEES IN AND AROUND MOSS LANDING HARBOR. THE INCREASE IN FEES WILL FUND ORDINARY MAINTENANCE AND REPAIR OF EXISTING PARKING LOTS. THE PROPERTIES ARE LOCATED ON SANDHOLDT ROAD CROSS MOSS LANDING ROAD, HIGHWAY ONE CROSS JETTY ROAD, KIRBY ROAD CROSS ELKHORN ROAD, MOSS LANDING (ASSESSOR'S PARCEL NUMBERS 133-241-003-000, 133-241-007-000, 133-241-009-000, 133-241-010-000, 133-241-018-000; 133-173-001-000; 133-212-009-000; 413-022-002-000; 413-022-003-000, 413-022-005-000, 413-022-009-000, 413-022-010-000; 129-212-001-000), NORTH COUNTY AREA, COASTAL ZONE.

Elizabeth Gonzales, Project Planner, presented the project.

Fran Huston, representative, agreed to the conditions.

After discussion, the Zoning Administrator approved the Coastal Development Permit.

10. BAKER KATHLEEN & SALVATORE ROM (PLN050458)

CONTINUED FROM 7/13/06. USE PERMIT TO PRODUCE UP TO 5,000 GALLONS OF WINE PER YEAR IN AN EXISTING 640 SQ. FT. GARAGE (WITH AN EXISTING 945 SQ. FT. SECOND STORY CARETAKER'S UNIT ABOVE) AND THE ADDITION OF A 588 SQ. FT. CARPORT, ON AN 15.7 SQ. FT. PARCEL. THE PROJECT IS LOCATED AT 26 TRAMPA CANYON ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 418-231-023-000), CACHAGUA AREA.

Project Planner, Paula Bradley, presented this item.

Marge Ingram and Sal Rombi offered corrections to the staff report including Condition #1 be changed to read "covered porch" instead of "carport".

After discussion, the Zoning Administrator approved the Use Permit as corrected.

3. NOVOA ALFREDO M & SONIA R (DA060295) *(Trailed item-see above for description.)*

After discussion, the Zoning Administrator continued this item to August 31, 2006 due to a code violation on the property

F. OTHER ITEMS: NONE

G. ADJOURNMENT: The meeting was adjourned.

ATTEST:



JEFF MAIN, ZONING ADMINISTRATOR

MN:kb/ca