

**FINAL  
MONTEREY COUNTY ZONING ADMINISTRATOR  
AUGUST 10, 2006  
MINUTES**

The Monterey County Zoning Administrator hearing met at 11:30 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	Parick Treffry
	Public Works	Bryce Hori
	Water Resources	Al Mulholland
	Recording Secretary	Carol Allen

**B. PUBLIC COMMENT:**

**C. APPROVAL OF MINUTES:** May 11 and June 8, 2006 Jeff Main abstains because he did not attend these meetings.

**D. DESIGN APPROVALS**

**1. ADAMS KOSTA J & DEANIE (DA060028)**

DESIGN APPROVAL TO ALLOW FOR THE DEMOLITION OF A 2,153 SQUARE FOOT EXISTING ONE STORY SINGLE FAMILY DWELLING AND A 797 SQUARE FOOT EXISTING GARAGE; THE CONSTRUCTION OF A NEW 3,309 SQUARE FOOT TWO STORY SINGLE FAMILY WITH A 1,195.7 SQUARE FOOT BASEMENT, A 624.9 SQUARE FOOT GARAGE, A 74.4 SQUARE FOOT STORAGE ROOM, A 106.3 SQUARE FOOT MECHANICAL ROOM, AND A 43.8 SQUARE FOOT GENERATOR ENCLOSURE BELOW GRADE, A 82.5 SQUARE FOOT COVERED ENTRY, A 23 SQUARE FOOT SECOND STORY BALCONY, OUTDOOR FIREPLACE, FIREPIT AND BBQ, A 1,050 SQUARE FOOT 6 FOOT HIGH WOOD FENCE, A 540 SQUARE FOOT STUCCO LOW WALL WITH A PAINTED COMBINED DEVELOPMENT PERMIT CONSISTING OF AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW FOR THE CONSTRUCTION OF A 3,257 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING, A 922 SQUARE FOOT ATTACHED GARAGE, 279 SQUARE FEET OF COVERED PORCHES, 140 SQUARE FEET OF DECKING AND ASSOCIATED GRADING (910 CUBIC YARDS OF CUT AND 32 CUBIC YARDS OF FILL) WITHIN AN "S" DISTRICT AND A USE PERMIT TO ALLOW THE REMOVAL OF FOUR PROTECTED OAK TREES. THE PROJECT IS LOCATED AT 5980 SHERRY LEE LANE, SALINAS (ASSESSOR'S PARCEL NUMBER 129-113-032-000), NORTHWEST OF THE INTERSECTION OF SHERRY LEE AND THIMIO LANE, NORTH COUNTY NON-COASTAL AREA. WROUGHT IRON FENCE, COLUMNS AND AN ELECTRIC GATE, A 297 SQUARE FOOT RETAINING WALL, A 795.5 SQUARE FOOT RETAINING WALL, GARDEN WALLS, TERRACE, PAVED DRIVEWAY AND MOTOR COURT. MATERIALS AND COLORS: EXTERIOR STUCCO (SHERWIN WILLIAMS #2822/DOWNING SAND), TRIM (SHERWIN WILLIAMS #2824/RENWICK GOLDEN OAK), ROOF (CAP AND PAN SPANISH CLAY TILE), PAINTED OGEE GUTTERS, STAINED WOOD CORBELS (BEHR #DP360/AVACADO), WROUGHT IRON RAILING, STAINED WOOD DOORS AND WINDOWS, FAUX LIMESTONE MOULDING AND COLUMNS. THE PROJECT IS LOCATED AT 2996 CORMORANT RD PEBBLE BEACH (ASSESSOR' PARCEL NUMBER

007-261-011-000) NORTH OF THE BRONCO AND CORMORANT INTERSECTION, GREATER MONTEREY PENINSULA AREA.

The Zoning Administrator presented the Design Approval.

Public Comment: Applicant Chris Bouquet

After discussion, the Zoning Administrator approved the Design Approval.

**E. SCHEDULED ITEMS**

**2. J D HAALAND CONSTRUCTION, INC. (PLN060086)**

COMBINED DEVELOPMENT PERMIT CONSISTING OF AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW FOR THE CONSTRUCTION OF A 3,257 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING, A 922 SQUARE FOOT ATTACHED GARAGE, 279 SQUARE FEET OF COVERED PORCHES, 140 SQUARE FEET OF DECKING AND ASSOCIATED GRADING (910 CUBIC YARDS OF CUT AND 32 CUBIC YARDS OF FILL) WITHIN AN "S" DISTRICT AND A USE PERMIT TO ALLOW THE REMOVAL OF FOUR PROTECTED OAK TREES. THE PROJECT IS LOCATED AT 5980 SHERRY LEE LANE, SALINAS (ASSESSOR'S PARCEL NUMBER 129-113-032-000), NORTHWEST OF THE INTERSECTION OF SHERRY LEE AND THIMIO LANE, NORTH COUNTY NON-COASTAL AREA.

This project was continued to August 31, 2006.

**3. LENZ EBERHARD (PLN060184)**

USE PERMIT TO ALLOW GRADING OF A WALKING PATH ON SLOPES IN EXCESS OF 30% . GRADING OF THE PATH HAS BEEN CARRIED OUT WITHOUT BENEFIT OF GRADING OR PLANNING PERMITS, THE PERMIT WOULD INCLUDE PARTIAL RESTORATION OF THE CUT TO CORRECT VIOLATION CE060071. THE PROPERTY IS LOCATED AT 514 LOMA ALTA ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 103-102-017-000), EAST OF THE INTERSECTION OF LOMA ALTA ROAD AND AGUAJITO ROAD, GREATER MONTEREY PENINSULA AREA.

Peter Davis agreed to a continuance.

This item was continued to August 31, 2006.

**4. PENDLAY STEVADOR DON (PLN060061)**

VARIANCE TO REDUCE FRONT SETBACK FROM 30 FT. TO 15 FT.; AN ADDITION OF 489 SQ. FT. TO AN EXISTING SINGLE FAMILY RESIDENCE OF 2,409 SQ. FT.; EXTENSIVE INTERIOR REMODEL, WITH 24 CU. YDS. OF GRADING (12 CU. YDS. CUT AND 12 CU. YDS. FILL); AND DESIGN APPROVAL. THE PROJECT IS LOCATED AT 740 COUNTRY CLUB DRIVE, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 187-641-001-000), ABOUT 50 FEET SOUTH OF THE COUNTRY CLUB CUL DE SAC TERMINUS, CARMEL VALLEY MASTER PLAN AREA.

Project Planner Jody Lyons presented the project and discussed changes to the staff report including errors regarding evidence supporting the variance to include several variances that were not similar in scope to the variance being proposed. In addition, the Zoning Administrator questioned the location of the remaining variances as being “in the vicinity” of the proposed variance as required by County Code. Ultimately it was determined that out of seven variances presented, only one was valid to support the finding that granting the subject variance would not be a grant of special privilege.

John Moore, agent, agreed to the conditions.

The Zoning Administrator approved the variance including changes as proposed by the Planner.

**5. MC DOWELL FRANK & DELENA (PLN050309)**

COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO PLACE GEO-CELLS IN THE SLIDE AREA AND CONSTRUCT WIRE WALLS AT THE BLUFF FRONT BELOW THE EXISTING SINGLE FAMILY HOME IN ORDER TO PROVIDE SLOPE STABILITY, TO REMOVE ASPHALT DRIVEWAY, TO MODIFY THE GRADE AND WIDTH OF THE DRIVEWAY AND TO INSTALL PAVERS AND BASE, A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE MARINE HABITAT, A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT ON SLOPES IN EXCESS OF 30%, AND A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE; GRADING OF APPROXIMATELY 230 CUBIC YARDS CUT AND 314 CUBIC YARDS FILL (120 CU. YDS. CUT AND 180 CU.YDS. FILL FOR THE BASKETS, 60 CU. YDS. CUT AND 120 CU. YDS. FILL FOR PUTTING SOIL OVER THE REFORMED SLOPE, AND 50 CU. YDS. CUT AND 14 CU. YDS. FILL IN THE DRIVEWAY AREA.) THE PROPERTY IS LOCATED AT 160 SPINDRIFT ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 241-192-009-000), CARMEL HIGHLANDS AREA, COASTAL ZONE.

Stephanie Strelow, Planner/Consultant, presented the project and noted errors in the project description presented by the Zoning Administrator.

Mulholland had changes to Condition #9, drainage plan.

Derinda Messenger, agent, agreed to the conditions.

The Zoning Administrator approved the Combined Development Permit including the change to Condition #9.

**F. OTHER ITEMS:** NONE

**G. ADJOURNMENT:** The meeting was adjourned at 12 noon.

ATTEST:

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JEFF MAIN, ZONING ADMINISTRATOR

MN:kb/ca