

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
SEPTEMBER 14, 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	Parick Treffry
	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. MASUEN JOSEPH WAYNE ET AL (DA060275)

DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A TWO STORY, 5,028 SQUARE FOOT SINGLE FAMILY DWELLING WITH DETACHED 4,923 SQUARE FOOT GARAGE/WORKSHOP, 504 SQUARE FEET OF COVERED PORCHES AND PORTICO, 976 SQUARE FOOT LOGGIA AND APPROXIMATELY 537 LINEAR FEET OF RETAINING WALLS. THE PROPERTY IS LOCATED AT 317 SAN BENANCIO ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 416-443-005-000), TORO AREA PLAN.

Derinda Messenger, representative, agreed to the conditions.

The Zoning Administrator amended the tree condition to read "Submit evidence of tree protection to Planning and Building."

After discussion, the Zoning Administrator approved the Design Approval with changes as noted above.

2. NICHOLS KENNETH G & KAREN TR (DA060342)

AS BUILT DESIGN APPROVAL TO AMEND DA050400 TO ALLOW THE DEMOLITION TO FLOOR FRAMING OF A 2240 SQ FT SINGLE FAMILY DWELLING WITH ATTACHED GARAGE AND REBUILD 2965 SQ FT SINGLE FAMILY DWELLING WITH 583 SQ FT GARAGE. COLORS AND MATERIALS TO CONSIST OF STUCCO; SAND STONE, TRIM; COFFEE, AND TILE ROOFING; MONIER MISSION BLEND. THE PROJECT IS LOCATED AT 3069 BIRD ROCK RD PEBBLE BEACH. EAST OF STEVENSON RD IN THE GREATER MONTEREY PENINSULA AREA PLAN. (ASSESSORS PARCEL NUMBER 007-464-018-000)

Jeffy Case, architect, was present.

After discussion, the Zoning Administrator approved the Design Approval with the addition of a lighting plan condition.

E. SCHEDULED ITEMS

3. KIRBY STEPHEN A. & LAURA C. (PLN060254)

USE PERMIT FOR THE REMOVAL OF 8 PROTECTED OAK TREES, ONE PACIFIC MADRONE AND TO ALLOW THE CONSTRUCTION OF A 915 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING WITH A DETACHED 900 SQUARE FOOT GARAGE, 1,841 SQUARE FEET OF DECKING AND PORCHES, THE INSTALLATION OF A SEPTIC SYSTEM, GRADING (APPROXIMATELY 45 CUBIC YARDS CUT). THE PROPERTY IS LOCATED AT 38892 TASSAJARA ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 418-311-008-000), CACHAGUA AREA.

Stephen Kirby, owner, agreed with the conditions.

Jeff Main made amendments to Condition #33 regarding bats and Condition #34, woodrats.

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

4. DEAKYNE WM & MARY (PLN060262)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF AN 850 SQUARE FOOT SENIOR UNIT WITH A 300 SQUARE FOOT ATTACHED ONE-CAR GARAGE AND 198 SQUARE FEET OF PATIO AREA; AND (2) A COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF ONE 22 INCH DIAMETER MONTEREY PINE AND ONE 17 INCH DIAMETER MONTEREY PINE. THE PROJECT IS LOCATED AT 1215 SOMBRIA LANE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-291-009-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Jennifer Savage, Project Planner, was available for questions.

This item was continued to the next hearing date, September 28, 2006 as the applicant was not present and there was no evidence that the applicant agreed to conditions.

5. ELKHORN SLOUGH FOUNDATION (PLN060310)

COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AS PART OF IMPLEMENTATION OF THE MORO COJO SLOUGH MANAGEMENT AND ENHANCEMENT PLAN. THIS PORTION OF THE PLAN INCLUDES THE CREATION OF TWO PONDS FOR THE PURPOSE OF WATERSHED RESTORATION LOCATED ON THE NORTHWESTERN SIDE OF THE PROPERTY. ONE POND WILL BE 12 ACRES IN SIZE WITH A MAXIMUM DEPTH OF 3.5 FEET AND THE OTHER WILL BE 1.5 ACRES IN SIZE WITH A MAXIMUM DEPTH OF 2 FEET. THE PROPERTY IS LOCATED AT HIGHWAY ONE AND MOSS LANDING ROAD, MOSS LANDING (ASSESSOR'S PARCEL NUMBERS 133-151-022-000 & 133-151-023-000), NORTH COUNTY AREA, COASTAL ZONE.

Liz Gonzales, Project Planner, made changes to Finding #7.

Scott Hennessy, representative for applicant, agreed to the conditions.

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

F. OTHER ITEMS: NONE

G. ADJOURNMENT: The meeting was adjourned at 10:20 a.m.

ATTEST:



JEFF MAIN, ZONING ADMINISTRATOR

MN:kb/ca