

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
SEPTEMBER 28, 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. GIBBS MATTHEW T II/KATHLEEN (DA060075)

DESIGN APPROVAL TO ALLOW FOR THE CONSTRUCTION OF A NEW 5,265 SQ FT TWO STORY SINGLE FAMILY DWELLING WITH AN 839 SQ FT ATTACHED GARAGE AND 800 SQ FT OF SECOND STORY BALCONIES. MATERIALS AND COLORS TO CONSIST OF "NAVAJO WHITE" (DUNN EDWARDS #772) ON EXTERIOR WALLS; DARK GREEN TRIM (DUNN EDWARDS #779) ON SHUTTERS; WITH A MEDITERRANEAN TILE ROOF. THE PROJECT IS LOCATED AT 119 VIA DEL MILAGRO MONTEREY IN THE PASADERA SUBDIVISION. (ASSESORS PARCEL NUMBER 173-074-016-000). GREATER MONTEREY PENINSULA AREA PLAN

Hori added a condition related to payment of Highway 68 traffic fees.

Matthew Gibbs agreed to all conditions.

The Zoning Administrator approved the Design Approval including the new condition.

2. BUTLER PETER D II TR (DA060200)

DESIGN APPROVAL TO ALLOW FOR THE CONSTRUCTION OF A NEW 3,558 SQUARE FOOT ONE STORY SINGLE FAMILY DWELLING WITH A 473 SQUARE FOOT ATTACHED GARAGE, A 158 SQUARE FOOT COVERED PORCH, A 205 SQUARE FOOT 6 FOOT HIGH WOOD FENCE, A 13.5 SQUARE FOOT 6 FOOT HIGH GARDEN WALL, A 84 SQUARE FOOT GARDEN ENCLOSURE, A NEW FOUNTAIN, A 857 SQUARE FOOT TERRACE, AND A 476 SQUARE FOOT COURTYARD ENCLOSURE WITH A 76 SQUARE FOOT GATE TOWER. MATERIALS AND COLORS: EXTERIOR STUCCO , EXTERIOR STONE PATTERN (FOND DU LAC STONE), CANTERA DECO METAL GATE, ROOF (CLAY TILES), WOOD GARGE DOORS, AND KOLBE WINDOWS AND DOORS. THE PROPERTY IS LOCATED AT 1060 MAJELLA ROAD (ASSESSOR'S PARCEL NUMBER 007-141-007-000), GREATER MONTEREY PENINSULA AREA PLAN.

No one was present for this item.

The Zoning Administrator approved the Design Approval.

3. SNYDER ROBERT/VIVIAN (DA060299)

DESIGN APPROVAL TO ALLOW FOR THE CONSTRUCTION OF A NEW 2,802 SQUARE FOOT TWO STORY SINGLE FAMILY DWELLING WITH A 614 SQUARE FOOT ATTACHED GARAGE, A 614 SQUARE FOOT SECOND STORY ASTRO TURF DECK, A 117 SQUARE FOOT SECOND STORY DECK, AND A 140 SECOND STORY DECK, RETAINING WALLS, AND A 460 SQUARE FOOT STONE PATIO. MATERIALS AND COLORS: EXTERIOR PLASTER (NAVAJO), WINDOWS AND SKYLIGHTS (BRONZE LAMINATED GLASS WITH DARK BRONZE ALUMINUM FRAME), STONE (QUARTZITE DRY SET HORIZONTAL LEDGER/MULTICOLORED), ROOF (COMPOSITION SHINGLES/GRAPHITE). THE PROPERTY IS LOCATED AT 2900 OAK KNOLL ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-201-027-000), GREATER MONTEREY PENINSULA AREA.

Robert Snyder agreed to all of the conditions.

The Zoning Administrator approved the Design Approval.

E. SCHEDULED ITEMS

4. BIEGEL LAWRENCE E/CRISTINA A (PLN040547)

COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT TO ALLOW FOR THE DEMOLITION OF THE EXISTING 2,350 SQ. FT. SINGLE FAMILY DWELLING AND 400 SQ. FT. DETACHED GARAGE, AND THE CONSTRUCTION OF A NEW 3,777 SQ. FT. SINGLE FAMILY DWELLING WITH A 630 SQ. FT. DETACHED GARAGE, AND ASSOCIATED GRADING (725 CU. YDS. CUT AND 70 CU. YDS. FILL); AND A COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF FOUR LANDMARK MONTEREY PINE TREES (31", 36", 30" AND 25" DBH) AND TWO LIVE OAK TREES (12", 18" AND 20" DBH). THE PROPERTY IS LOCATED AT 25683 HATTON ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 009-211-009-000), COASTAL ZONE.

Annie Murphy, Project Planner, presented the Combined Development Permit.

Arden Handshy, representative, asked for clarification on Condition #3. After discussion, the soil conservation service required review in this condition was deleted.

After discussion, the Zoning Administrator approved the Combined Development Permit with changes as noted.

5. ROBLES LOUIE JR/NEAOMY ODLE (PLN050576)

CONTINUED FROM 7/13/06. COASTAL DEVELOPMENT PERMIT TO ALLOW THE REPLACEMENT OF A MAIN UNIT WITH A 2,280 SQUARE FOOT MANUFACTURED HOME. THE PROJECT IS LOCATED AT 63 B DESMOND ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 129-071-039-000),

SOUTHWEST OF THE INTERSECTION OF PARADISE ROAD AND DESMOND ROAD, NORTH COUNTY AREA, COASTAL ZONE.

Anna Quenga, Project Planner, presented the project and amended finding #1 under consistency – evidence E.

Louis Robles, Jr. agreed to the conditions.

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

6. FANNIN JAMES/LAURIE (PLN060168)

ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 2,380 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITHIN A SITE PLAN REVIEW DISTRICT. THE PROPERTY IS LOCATED AT 82 UPPER CIRCLE, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 189-472-010-000), SOUTHERNLY OF THE INTERSECTION OF ESQUILINE ROAD AND UPPER CIRCLE, CARMEL VALLEY MASTER PLAN AREA.

Anna Quenga, Project Planner, presented the project.

Roman Kristl, representative, explained the project.

Public Comment: Janet Brennan, Carmel supported the project

Hori added traffic fee condition PW0006.

After discussion, the Zoning Administrator approved the Administrative Permit and Design Approval including the traffic fee condition.

7. STEVENS ALISON K/BOOKE H (PLN050721)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE CONSTRUCTION OF AN ATTACHED 894 SQUARE FOOT CARETAKER'S UNIT WITH A 474 SQUARE FOOT TWO-CAR GARAGE WITH TRASH ENCLOSURE/WORKSHOP BELOW; A 142 SQUARE FOOT ADDITION TO EXISTING TWO-STORY SINGLE FAMILY DWELLING, AND A 198 SQUARE FOOT ADDITION TO THE EXISTING TWO-CAR GARAGE; AND (2) AN ADMINISTRATIVE PERMIT FOR DEVELOPMENT IN A SITE PLAN REVIEW DISTRICT. THE PROJECT IS LOCATED AT 252 EL CAMINITO ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 187-591-033-000), NORTHEAST OF THE INTERSECTION OF FORD AND CARMEL VALLEY ROADS, CARMEL VALLEY MASTER PLAN AREA.

Elisa Manuguerra, Project Planner, presented the project. She noted that the architect on the project has verbally accepted the conditions and the file will be so noted.

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

8. NIELSEN PETER W/DIAN B (PLN060228)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) A COASTAL ADMINISTRATIVE PERMIT FOR THE DEMOLITION OF THE EXISTING 8,794 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH DETACHED FOUR-CAR GARAGE, 621 SQUARE FOOT DETACHED GUESTHOUSE, AND 197 SQUARE FOOT SHED; THE CONSTRUCTION OF A 7,314 SQUARE FOOT SPLIT LEVEL TWO-STORY SINGLE FAMILY DWELLING, A 796 SQUARE FOOT ATTACHED TWO-CAR GARAGE, 1,220 SQUARE FOOT STORAGE AREA/FINISHED BASEMENT, 1,220 SQUARE FOOT UNFINISHED BASEMENT, 287 SQUARE FEET OF COVERED PORCHES, 4,383 SQUARE FEET OF PATIOS, AND SEVERAL RETAINING WALLS; (2) COASTAL DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A 850 SQUARE FOOT ATTACHED CARETAKER'S UNIT WITH AN ATTACHED 576 SQUARE FOOT ONE-CAR GARAGE AND GRADING (APPROXIMATELY 51 CUBIC YARDS CUT/49 CUBIC YARDS CUT); (3) A COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL THREE PROTECTED OAK TREES; (4) A DESIGN APPROVAL; AND (5) A VARIANCE TO EXCEED THE PESCADERO WATERSHED DEVELOPMENT STANDARDS. THE PROPERTY IS LOCATED AT 1551 SONADO ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-213-012-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Elisa Manuguerra, Project Planner, asked for a continuance.

After discussion, the Zoning Administrator continued the project to November 9, 2006.

9. VACCAREZZA ROBERT/AUDRA (PLN060374)

VARIANCE TO EXCEED LOT COVERAGE BY .9% IN A RURAL GRAZING ZONING FOR THE CONSTRUCTION OF A 6,433 SQ. FT. ONE-STORY SINGLE FAMILY RESIDENCE (4,447 SQ. FT. SINGLE FAMILY RESIDENCE WITH AN ATTACHED 1,287 SQ. FT. GARAGE AND 699 SQ. FT. OF COVERED PORCH). THE PROPERTY IS LOCATED AT 36635 ASHLEY PLACE, GREENFIELD (ASSESSOR'S PARCEL NUMBER 419-481-025-000), NORTHWEST OF THE INTERSECTION OF ARROYO SECO ROAD AND LESLIE LANE, CENTRAL SALINAS AREA.

Nadia Amador, Project Planner, presented this project and revised the findings.

Audra Vaccarezza agreed to the conditions and findings.

Public Comment: Norman Braga voiced his approval of the project.

After discussion, the Zoning Administrator approved the Variance with clarifying modifications to findings and evidence .

10. DEAKYNE WILLIAM S/MARY S (PLN060262)

CONTINUED FROM 9/14/06. 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 SOMBRILA LANE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-291-009-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Jennifer Savage, Project Planner, presented the project.

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

F. OTHER ITEMS: NONE

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

ATTEST:



JEFF MAIN, ZONING ADMINISTRATOR

JM:kb/ca