

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
OCTOBER 12, 2006
MINUTES**

The Monterey County Zoning Administrator hearing met at 9:45 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	Roger VanHorn
	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. CARROLL ROBERT J TR (DA060341)

(REVISED DESCRIPTION 9/25/06) THIS IS AN AMENDMENT TO PREVIOUSLY APPROVED ADMINISTRATIVE PERMITS PLN010039 AND PLN030431 TO ALLOW A CHANGE IN SQUARE FOOTAGE FROM 5,739 SQUARE FEET TO 10,573 SQUARE FEET SINGLE FAMILY DWELLING WITH ATTACHED GARAGE AND SENIOR UNIT (ZA06469). A CHANGE IN DESIGN FROM RED TILE ROOF WITH BEIGE SIDING AND BROWN TRIM TO MATERIALS AND COLORS OF: STUCCO BLEACHED DOUGLAS FIR SIDING, EXTERIOR POSTS OF SANDBLAST DOUGLAS FIR, CORTEN STEEL RUST FINISHED DOORS AND CAST CONCRETE ROOF. THE PROJECT IS LOCATED AT 566 AQUIJITO ROAD, CARMEL. (ASSESSOR'S PARCEL NUMBER 103-061-017-000), GREATER MONTEREY PENNINSULA AREA PLAN.

Valerie Herrera, Project Planner, read into the record the changes to conditions #1,2, and 8.

Joel Panzer, representative, accepted the conditions including the changes.

After discussion, the Design Approval was approved with changes.

E. SCHEDULED ITEMS

2. EVERS JEFFERY H & ROSEMARY L (PLN060213)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A USE PERMIT FOR DEVELOPMENT ON SLOPES IN EXCESS OF 30%; 2) A VARIANCE TO ENCROACH INTO FRONT SETBACK; AND 3) A DESIGN APPROVAL FOR A NEW SINGLE STORY 3,172 SQ. FT. SINGLE FAMILY DWELLING WITH AN ATTACHED 612 SQ. FT. GARAGE, COVERED PORCH, DECKS AND RETAINING WALLS; REMOVAL OF TWO (2) 10 INCH IN DIAMETER OAK TREES. THE PROPOSED SINGLE FAMILY DWELLING IS TO BE CONSTRUCTED WITHIN AN EXISTING BUILDING ENVELOPE. THE

PROPERTY IS LOCATED AT 26535 COVEY LANE, SALINAS (ASSESSOR'S PARCEL NUMBER 416-447-002-000), SOUTH OF SAN BENANCIO ROAD, TORO AREA.

Nadia Amador, Project Planner, presented the project.

Jeff Evers accepted and agreed to the changes.

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

3. SHADEK JOHN L TR (PLN060454)

ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A NEW 1,568 SQ. FT. SINGLE FAMILY RESIDENCE WITH DETACHED CARPORT, TENNIS COURT, FIVE TO TEN FOOT HIGH WALLS SURROUNDING THE TENNIS COURT; GRADING OF 476 CU. YDS. OF CUT AND 263 CU. YDS. OF FILL AND NO TREE REMOVAL; DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 5467 QUAIL MEADOWS DRIVE (NO ADDRESS NUMBER ASSIGNED), CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 157-171-077-000), SOUTH OF THE INTERSECTION OF QUAIL MEADOWS DRIVE AND COVEY COURT, CARMEL VALLEY MASTER PLAN AREA.

Tony Lombardo, representative, requested a withdrawal of this project. He will resubmit the project as an Administrative Permit.

After discussion, the Use Permit was tabled.

4. REYNOLDS OLIVIA ALVES (PLN050447)

COMBINED DEVELOPMENT PERMIT TO ALLOW A COASTAL ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A 5,192 TWO-STORY SINGLE FAMILY RESIDENCE WITH AN ATTACHED GARAGE, WELL AND SEPTIC SYSTEM; AND A COASTAL DEVELOPMENT PERMIT TO ALLOW FOR THE REMOVAL OF SEVEN TREES (4 OAK TREES AND 3 PINE TREES); AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 74 CORONA ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 241-052-001-000), NORTHWESTERLY OF THE INTERSECTION OF SPRUCE AND CORONA ROADS, CARMEL HIGHLANDS AREA, COASTAL ZONE.

Staff requested a continuance of the project.

After discussion, the Combined Development Permit was continued to October 26, 2006.

5. LOPEZ BARBARA PRICE (PLN040414)

COMBINED DEVELOPMENT CONSISTING OF: 1) AN ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 2,382 SQ. FT. TWO-STORY SINGLE FAMILY DETACHED DWELLING WITH A 1,238 SQ. FT. NON-HABITABLE BASEMENT, 1,458 SQ. FT. OF EXTERIOR COVERED PORCH AND DECK, AND AN ATTACHED 530 SQ. FT. TWO-CAR ATTACHED GARAGE WITH A 510 SQ. FT. NON-HABITABLE ART STUDIO; 2) AN ADMINISTRATIVE PERMIT TO CONSTRUCT A 1,016 SQ. FT. CARETAKER'S UNIT WITH 945 SQ. FT. NON-HABITABLE BASEMENT WITH 184 SQ. FT. DEDICATED TO LAUNDRY AND STAIRS, 417 SQ. FT. OF EXTERIOR COVERED PATIOS AND

WALKS, AND AN ATTACHED 274 SQ. FT. ONE-CAR GARAGE WITH THREE SEPTIC SYSTEMS; 3) A USE PERMIT FOR A TEN HORSE BREEDING STABLE CONSISTING OF A) A 4,680 SQ. FT. HORSE BARN; B) A 1,305 SQ. FT. HAY BARN; C) 2,340 SQ. FT. COVERED CORRALS; D) A WATER TANK; 4) WITH ATTENDANT GRADING (140 CU. YDS. CUT AND FILL); 5) REMOVAL OF 5 MONTEREY PINES (FOUR 15" AND ONE 20") AND 6) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 450 CARMEL VALLEY ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 189-021-005-000), SOUTHERLY OF INTERSECTION OF LAURELES GRADE AND CARMEL VALLEY ROAD, CARMEL VALLEY AREA.

Staff requested a continuance to November 9th as the applicant was unable to attend this meeting.

After discussion, the Combined Development Permit was continued to November 9, 2006.

6. ROCHA MARICELA (PLN060018)

USE PERMIT FOR DEVELOPMENT ON SLOPE GREATER THAN 30% TO ALLOW THE CONSTRUCTION OF A NEW 2,025 SQ. FT. SINGLE FAMILY RESIDENCE WITH AN ATTACHED 500 SQ. FT. GARAGE; THE DEMOLITION OF THE EXISTING 720 SQ. FT. SINGLE FAMILY RESIDENCE, A 300 SQ. FT. GARAGE AND A 70 SQ. FT. SHED; AND THE INSTALLATION OF A NEW 5,000 GALLON WATER TANK. GRADING OF 1,400 CU. YDS (30 CU. YDS. CUT/1,370 CU. YDS. FILL). THE PROJECT IS LOCATED AT 558 LEWIS ROAD, WATSONVILLE (ASSESSOR'S PARCEL NUMBER 412-042-015-000). NORTH COUNTY NON-COASTAL AREA.

Project Planner, Jody Lyons, read the changes into the record.

Maricela Rocha accepted the conditions including the changes.

After discussion, the Use Permit was approved by the Zoning Administrator.

7. 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.

Shandell Frank, Project Planner, asked for a continuance of the project.

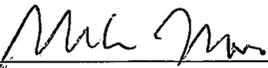
Public Comment: Jan Mitchell

After discussion, the Combined Development Permit was continued to November 9, 2006.

F. OTHER ITEMS: NONE

G. ADJOURNMENT: The meeting was adjourned at 10:02 A.M.

ATTEST:



MIKE NOVO, ZONING ADMINISTRATOR

MN:kb/ca