

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
OCTOBER 26, 2006**

The Monterey County Zoning Administrator hearing met at 9:30 a.m. in the Board of Supervisors' Chambers of the Monterey County Government Center, 168 West Alisal Street, Salinas, California.

A. ROLL CALL

Present:	Zoning Administrator	Jeff Main
	Environmental Health	Roger Van Horn
	Public Works	Bryce Hori
	Water Resources	Al Mulholland
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: NONE

C. APPROVAL OF MINUTES: NONE

D. DESIGN APPROVALS (CONSENT)

1. LAWRENCE CHAZEN (DA060180)

DESIGN APPROVAL TO ALLOW FOR A NEW 750 SQ FT POOL HOUSE, WITH A 160 SQ FT ATTACHED GOLF CART GARAGE, AND A 144 SQ FT ADDITION TO THE GARAGE ON THE EXISTING SINGLE FAMILY DWELLING. MATERIALS AND COLORS TO MATCH THE EXISTING RESIDENCE. THE PROPERTY IS LOCATED AT 204 MADERA COURT, MONTEREY (ASSESSOR'S PARCEL NUMBER 173-072-007-000), GREATER MONTEREY PENINSULA AREA.

Public Works added a condition.

Public Comment: Michael Crawl

After discussion the Design Approval was continued to November 9, 2006.

2. ROBERT/ANN IDE TRS (DA060369)

DESIGN APPROVAL TO ALLOW FOR THE DEMOLITION OF AN EXISTING 1,737 SQUARE FOOT ONE STORY SINGLE FAMILY DWELLING AND A 509 SQUARE FOOT ATTACHED GARAGE; AND FOR THE CONSTRUCTION OF A NEW 2,595 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH A 414 SQUARE FOOT ATTACHED GARAGE, A 231 SQUARE FOOT SECOND STORY ROOF DECK, A NEW WOOD GATE, A 520 SQUARE FOOT STUCCO AND REDWOOD PRIVACY FENCE. MATERIALS AND COLORS: EXTERIOR STUCCO (KELLY MOORE #OW206-1/APPLE WHITE), DOORS AND WINDOWS (NATURAL MAHOGANY COLOR), COPPER GUTTERS AND DOWNSPOUTS, ROOF (CLAY BARREL TILE/RED MIXTURE). THE

PROPERTY IS LOCATED AT 2877 COYOTE ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-193-001-000), GREATER MONTEREY PENINSULA AREA.

Project Planner Cynthia Bettencourt presented project.

Representative Bill Medford Architect agreed to all conditions.

The Design Approval was approved by the Zoning Administrator.

E. SCHEDULED ITEMS

3. GRAEME F MACKENZIE TR (PLN060404)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF FOUR MONTEREY PINE TREES OF 15, 8 AND TWO AT 6 INCHES IN DIAMETER; 2) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 959.5 SQUARE FOOT THREE BEDROOM, ONE BATHROOM ADDITION TO A ONE-STORY SINGLE FAMILY DWELLING. THE MATERIALS AND COLORS ARE TO MATCH THE EXISTING RESIDENCE. THE PROPERTY IS LOCATED AT 1230 SILVER COURT, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-533-007-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Project Planner Brittany Nicholson discussed project.

Representative Donna Garren agreed to all conditions and changes.

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

4. JACOBO RUELAS (PLN060160)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) USE PERMIT FOR A BOAT AND RECREATIONAL VEHICLE STORAGE FACILITY; 2) USE PERMIT FOR THE ESTABLISHMENT OF A 1,921 SQ. FT. MANUFACTURED RESIDENTIAL DWELLING UNIT WITH AN ATTACHED 637 SQ. FT. GARAGE AND NEW DRIVEWAY PROPOSAL. NO TREE REMOVAL AND 310 CU. YDS. OF CUT AND 2,032 CU. YDS. OF FILL. THE PROPERTY IS LOCATED AT 55345 STERN STREET, BRADLEY (ASSESSOR'S PARCEL NUMBER 423-251-024-000), WEST OF THE INTERSECTION OF PLEYTO ROAD AND STERN STREET, SOUTH COUNTY AREA.

Project Planner Nadia Amador requested a continuance.

After discussion the item was continued to November 9, 2006.

5. PACIFIC GEM ASSOCIATION (PLN060219)

COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE DEMOLITION OF A 2,883 SQ. FT. SINGLE FAMILY DWELLING AND 8,588 SQ. FT. OF ASSOCIATED IMPERVIOUS SURFACES, AND THE CONSTRUCTION OF A 7,461 SQ.FT. SINGLE FAMILY DWELLING WITH AN 800 SQ. FT. ATTACHED GARAGE; A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 559 SQ. FT. ATTACHED SENIOR UNIT(TOTAL STRUCTURAL COVERAGE : 4,996 SQ.FT; TOTAL IMPERVIOUS COVERAGE: 3,958SQ.FT.) ; AND A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT. GRADING INCLUDES 220 CUBIC YARDS OF CUT/FILL. THE PROPERTY IS LOCATED AT 3157 PALMERO WAY, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-213-014-000), EASTERN CORNER OF THE INTERSECTION OF PALMERO WAY AND SONADO ROAD, DEL MONTE FOREST AREA, COASTAL ZONE.

Project Planner Shandell Frank presented project.

Representative June Siliano agreed to conditions.

After discussion the Combined Development Permit was approved by the Zoning Administrator.

6. SAMUEL/LINDA PERSALL (PLN060121)

ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE CONSTRUCTION OF A 9,940 SQ. FT. SINGLE FAMILY DWELLING WITH AN ATTACHED 1,076 SQ. FT. FOUR-CAR GARAGE, AN ATTACHED 1,053 SQ. FT. CARETAKER'S UNIT, AND AN ATTACHED 3,617 SQ. FT. GYM. THE PROPERTY IS LOCATED ON PARCEL Q IN THE LAS PALMAS SUBDIVISION, SALINAS (ASSESSOR'S PARCEL NUMBER 139-211-035-000), SOUTH OF RIVER ROAD AND WEST OF LAS PALMAS ROAD, TORO AREA.

Project Planner Annie Murphy presented project.

Water Resources added conditions to project.

Representative June Siliano gave overview of project redesign and agreed to all conditions.

Public Comment: Dr. Ed Gould, Donna Earlsy, Ann Sanchez, Nancy Montana, Nancy Iverson, Virginia MacDonald, William Hurst, Jim Fletcher

After discussion the Administrative Permit and Design Approval was approved by the Zoning Administrator with additions and modifications to conditions.

BREAK 11:05 a.m. RECONVENE 11:15 a.m.

ITEM #8 WAS HEARD AT THIS TIME AT THE REQUEST OF THE APPLICANT.

8. OLIVIA L ALVES REYNOLDS (PLN050447)

CONTINUED FROM 10/12/06. 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 NINE TREES (4 OAK TREES AND 5 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.

Project Planner Elizabeth Gonzales presented project.

Environmental Health gave overview about the well testing and added condition regarding deed restriction

Representative John Bridges agreed to all conditions with all changes.

Public Comment: Beth Franks

Applicant requested item to be trailed to after lunch. Zoning Administrator requested continuance to October 26, 2006 hearing. Applicant ask that the continuance discuss tree removal only.

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

7. WIND HOTELS HOLDINGS (PLN060056)

COMBINED DEVELOPMENT PERMIT INCLUDING:1) USE PERMIT AND DESIGN APPROVAL FOR CONSTRUCTION OF A 4,056 SQUARE FOOT SPA AND YOGA ROOM ADDITION TO THE EXISTING LODGE AT THE CARMEL VALLEY RANCH INCLUDING REMOVAL OF TWO PROTECTED OAK TREES AND DEVELOPMENT OF 17 ADDITIONAL PARKING SPACES; AND 2) USE PERMIT FOR CONVERSION OF AN EXISTING HOTEL UNIT (UNIT NO 244) INTO A TEMPORARY SALES OFFICE FOR THE SALE OF INDIVIDUAL HOTEL UNITS (NOTE: THE APPLICANT HAS SUBMITTED A SEPARATE APPLICATION FOR THE CONVERSION OF 144 HOTEL UNITS INTO 144 INDIVIDUALLY OWNED HOTEL UNITS). THE PROPERTY IS LOCATED AT 1 OLD RANCH ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 416-522-010-000 & 416-592-023-000), CARMEL VALLEY RANCH, SOUTH OF CARMEL VALLEY ROAD, CARMEL VALLEY MASTER PLAN AREA.

Project Planner Pamela Laffa with Pacific Municipal Consultants (PMC) presented project.

Water Resources Agency and Public Works presented changes to conditions.

Representative Anthony Lombardo agreed to conditions and all changes.

Public Comment: Paul Davis, Architect

After discussion the Combined Development Permit was approved by the Zoning Administrator with changes and the Adoption of the Mitigated Negative Declaration.

F. OTHER MATTERS: NONE

G. ADJOURNMENT: 1:15 p.m.

ATTEST:

JEFF MAIN, ZONING ADMINISTRATOR

JM:ca