

**FINAL  
MONTEREY COUNTY ZONING ADMINISTRATOR  
DECEMBER 14, 2006**

The Monterey County Zoning Administrator hearing met at 8:00 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	Tom Moss
	Recording Secretary	Carol Allen

**B. PUBLIC COMMENT: NONE**

**C. APPROVAL OF MINUTES: NONE**

**D. DESIGN APPROVALS**

**1. GEORGE V CHRISTODOULOU (DA060319)**

DESIGN APPROVAL FOR THE CONSTRUCTION OF A 4,500 SQUARE FOOT TWO STORY SINGLE FAMILY DWELLING WITH A 1,035 ATTACHED GARAGE; GRADING 2,190 CUBIC YARDS OF CUT AND FILL. THE PROPERTY IS LOCATED AT 403 VIA DEL MILAGRO GREATER MONTEREY PENINSULA (ASSESSOR'S PARCEL NUMBER 173-074-025-000)

The Design Approval was approved by the Zoning Administrator.

**2. PEDRITO T FLORES TR ET AL (DA060425)**

DESIGN APPROVAL TO ALLOW NEW 3,333 SQ FT TWO-STORY SINGLE FAMILY DWELLING, 440 SQ FT ATTACHED TWO-CAR GARAGE & 218 SQ FT COVERED PORCHES. REMOVAL OF (9) MONTEREY PINES OVER 8" DIAMETER. MATERIALS & COLORS TO CONSIST OF ROOFING (CLAY TILES), STUCCO (CHARRO, FROST & GREEN THUMB) & DOUBLE PANE WINDOWS.

The Design Approval was approved by the Zoning Administrator.

**3. JOHN WALTER LAWSON (DA060404)**

DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 1,437 SQ FT MANUFACTURED HOME WITH A 724 SQ FT DECK, AN UNDER-STORY 554 SQ FT ATTACHED TWO-CAR GARAGE & 300 SQ FT STORAGE. MATERIALS & COLORS CONSIST OF FIBER CEMENT LAP SIDING (KILIM BEIGE), FASCIA & TRIM AROUND

WINDOWS & DOORS (IBIS WHITE), TREX DECKING (SADDLE) & OAKRIDGE SHINGLES (DRIFTWOOD). THE PROPERTY IS LOCATED AT 18274 MURPHY HILL ROAD, AROMAS (ASSESSOR'S PARCEL NUMBER 267-141-035-000) EASTERLY OF MURPHY ROAD FRONTING THE PAJARO RIVER, NORTH COUNTY AREA PLAN.

The Design Approval was approved by the Zoning Administrator.

**4. THEODORE WASSON II (DA060450)**

DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A NEW 3,300 SQ FT TWO-STORY SINGLE FAMILY DWELLING, 695 SQ FT DECKS, 740 SQ FT TWO-CAR GARAGE & 936 SQ FT DETACHED BARN. NEW AUTOMATIC GATE, BARBED WIRE FENCE & 5' FT HIGH ALIGN BLOCK RETAINING WALL. MATERIALS & COLORS CONSIST OF ROOF ELK PRESTIQUE (WEATHERED WOOD), EXTERIOR STUCCO WALLS (WEATHERED SHINGLES), ACCENT (AURORA BROWN), TRIM (ROYCROFT BOTTLE GREEN), DOUBLE PANE VINYL WINDOWS. THE PROPERTY IS LOCATED AT 48 HARPER CANYON ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 416-251-021-000), FRONTING ON HARPER CANYON ROAD AND ONE MILE FROM SAN BENANCIO CANYON ROAD, TORO AREA PLAN.

The Design Approval was approved by the Zoning Administrator to include an additional condition related to hours of operation.

**5. DIANE C CARROLL (DA060461)**

DESIGN APPROVAL TO ALLOW MODIFICATIONS TO PREVIOUSLY APPROVED PLANNING FILE NO. PLN050589 CONSISTING OF A 1,800 SQUARE FOOT BARN WITH ATTACHED 500 SQUARE FOOT PORCH WHERE PREVIOUS APPROVAL ALLOWED A 1,312 SQUARE FOOT BARN. ALL OTHER ELEMENTS OF PLN050589 WILL BE CONSTRUCTED OVER TIME AND ARE TO REMAIN THE SAME. THE PROPERTY IS LOCATED AT 520 LOMA ALTA ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 103-102-005-000), GREATER MONTEREY PENINSULA AREA.

The Design Approval was approved by the Zoning Administrator.

**E. SCHEDULED ITEMS**

**6. PETER W/DIANE B NIELSEN (PLN060228)**

CONTINUED FROM 11/09/06. COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE DEMOLITION OF THE EXISTING 8,794 SQUARE FOOT ONE-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 AND DESIGN APPROVAL FOR THE CONSTRUCTION OF A 850 SQUARE FOOT ATTACHED CARETAKER'S UNIT WITH A DEATTACHED 576 SQUARE FOOT ONE-CAR GARAGE AND GRADING (APPROXIMATELY 51 CUBIC YARDS CUT/49 CUBIC YARDS CUT); AND (3) 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.

Project Planner Elisa Manuguerra presented the project.

Representative Anthony Lombardo agreed to the conditions.

Public Comment: Lew Dunn and Paul Larisey read comment letter.

After discussion this item was continued to January 11, 2007.

**7. TERESA L/LEA R MAGEE (PLN040130)**

REVISION TO PREVIOUSLY APPROVED USE PERMIT TO DEVELOP WITHIN 200 FEET OF THE CARMEL RIVER ON AN EXISTING DEVELOPED LOT OF RECORD (PER SECTION 21.64.130), DESIGN APPROVAL AND SITE PLAN REVIEW TO CONSTRUCT A 3,060 SQ. FT., ADDITION TO AN EXISTING 1,240 SQ. FT. ONE-STORY SINGLE FAMILY RESIDENCE WITH A DETACHED 864 SQ. FT. GARAGE. THE PROPERTY IS LOCATED AT 27400 SCHULTE ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 169-181-017-000), CARMEL VALLEY MASTER PLAN AREA.

Project Planner Valerie Herrera presented project.

Representative Susan Bailey agreed to conditions and revisions.

After discussion the Use Permit was approved by the Zoning Administrator with revisions to conditions.

**8. LUIS/LETICIA CHAVEZ (PLN050676)**

COMBINED DEVELOPMENT PERMIT TO CLEAR CODE ENFORCEMENT CASE (CE010061) CONSISTING OF: (1) A USE PERMIT TO CHANGE A LEGAL NON-CONFORMING USE TO A USE OF THE SAME NATURE, (2) AN ADMINISTRATIVE PERMIT TO REPLACE A MOBILE HOME EXISTING PRIOR TO USE PERMIT REQUIREMENTS WITH A 576 SQUARE FOOT MOBILE HOME, AND (3) AN ADMINISTRATIVE PERMIT TO DEVIATE FROM THE REGULATIONS FOR MANUFACTURED DWELLING UNITS INSTALLED ON A PERMANENT FOUNDATION. THE PROPERTY IS LOCATED AT 2950 SAN JUAN ROAD, AROMAS (ASSESSOR'S PARCEL NUMBER 141-014-007-000), NORTH COUNTY NON-COASTAL AREA.

Project Planner Jennifer Savage presented project.

Applicant Luis Chavez agreed to conditions.

After discussion the Combined Development Permit was approved by the Zoning Administrator with modifications and revisions.

**9. ANTHONLY/GILLIAN THORNLEY TR (PLN 060510)**

COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 12,843 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED FOUR-CAR GARAGE, (2) AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR A DETACHED 762 SQUARE FOOT SENIOR UNIT, AND (3) A DESIGN APPROVAL FOR A 542 SQUARE FOOT DETACHED GUESTHOUSE, AN EQUESTRIAN FACILITY (3,710 SQUARE FOOT STABLE AND 1,450 SQUARE FOOT HAY BARN/THREE-CAR GARAGE), THE REMOVAL OF TWENTY-EIGHT MONTEREY PINE TREES AND GRADING (8,982 CUBIC YARDS OF CUT/9,075 CUBIC YARDS OF FILL). THE PROPERTY IS LOCATED AT 9 GOODRICH TRAIL, CARMEL (ASSESSOR'S PARCEL NUMBER 239-102-019-000), CARMEL VALLEY MASTER PLAN AREA.

This item was continued to January 11, 2007.

**10. TIMOTHY/JEAN B WEISS (PLN060696)**

COMBINED DEVELOPMENT PERMIT TO INCLUDE THE FOLLOWING: A COASTAL ADMINISTRATIVE PERMIT FOR THE DEMOLITION OF AN EXISTING 3,332 SQUARE FOOT SINGLE FAMILY DWELLING AND ACCESSORY STRUCTURES, A COASTAL ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A 3,221 SQUARE FOOT SINGLE FAMILY DWELLING WITH ATTACHED 810 SQUARE FOOT GARAGE, AND 379 SQUARE FOOT YOGA STUDIO WITH ATTACHED 376 SQUARE FOOT GUEST GARAGE, HOT TUB, PATIOS, DECKS, RETAINING WALLS, GRADING (286 CUBIC YARDS CUT/95 CUBIC YARDS FILL); COASTAL ADMINISTRATIVE PERMIT FOR A 364 SQUARE FOOT GUEST HOUSE WITH AN ATTACHED 210 SQUARE FOOT GARDEN SHED; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 48198 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 420-171-034-000), COASTLANDS RIDGE TRAIL NO 1, COASTAL ZONE.

Project Planner Elizabeth Gonzales presented project.

Representative Robert Carver agreed to all conditions.

The Combined Development was approved by the Zoning Administrator.

**11. SALINAS RURAL FIRE DISTRICT (PLN060659)**

USE PERMIT TO ALLOW THE CONSTRUCTION OF A 3,600 SQUARE FOOT FIRE STATION ADMINISTRATIVE/OFFICE BUILDING AND A 1,995 SQUARE FOOT APPARATUS BUILDING, NEW PARKING LOT (32 NEW SPACES INCLUDING 1 HANDICAP SPACE), RELOCATION OF GAS TANK; AND GRADING (APPROX. 103

CUBIC YARDS OF CUT/545 CUBIC YARDS OF FILL). THE PROPERTY IS LOCATED AT 1990 PORTOLA DRIVE, SALINAS (ASSESSOR'S PARCEL NUMBER 161-401-040-000), WESTERLY OF HIGHWAY 68, TORO AREA.

Project Planner Ramon Montano presented project.

Applicant David Sargenti agreed to conditions.

After discussion the Use Permit was approved by the Zoning Administrator with revisions to conditions.

**12. ARTURO/ADELA SANCHEZ (PLN060551)**

USE PERMIT TO ALLOW THE ESTABLISHMENT OF A DAY CARE CENTER AS THE NEW USE WITHIN AN EXISTING 5,926 SQUARE FOOT STRUCTURE. THE PROPERTY IS LOCATED AT 19055 PORTOLA DRIVE, SALINAS (ASSESSOR'S PARCEL NUMBER 161-021-017-000), FRONTING ON PORTOLA DRIVE WEST OF HIGHWAY 68, TORO AREA.

Project Planner Ramon Montano presented project.

Representative John Christianson agreed to conditions.

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

**13. BRANDON M GESICKI (PLN060025)**

COMBINED DEVELOPMENT PERMIT CONSISTING OF (1) AN ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A 3,522 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED 836 SQUARE FOOT THREE CAR GARAGE, ASSOCIATED GRADING AND A REMOVAL OF SEVEN MONTEREY PINE TREES IN A SITE PLAN REVIEW DISTRICT; AND (2) A USE PERMIT FOR DEVELOPMENT ON 30% SLOPES. THE PROJECT IS LOCATED AT 610 VIEJO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 103-011-004-000), EAST OF HIGHWAY ONE AND NORTH OF AGUAJITO ROAD, GREATER MONTEREY PENINSULA AREA.

Project Planner Anna Quenga presented project.

Agent Peter Olmsky agreed to conditions and addition of the new condition.

After discussion the Combined Development Permit was approved by the Zoning Administrator with the addition of the condition.

**14. JACK J/ARHLINE F ALIOTTI (PLN040672)**

COMBINED DEVELOPMENT PERMIT CONSISTING OF A USE PERMIT FOR DEVELOPMENT ON SLOPES IN EXCESS OF THIRTY PERCENT AND AN ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF AN 830 SQUARE FOOT DETACHED SENIOR UNIT AND A 1,226 SQUARE FOOT DETACHED POOL

HOUSE IN A VISUALLY SENSITIVE (VS) DISTRICT ON A 10-ACRE PARCEL WITH GRADING OF 97 CUBIC YARDS (CUT CUBIC YARDS AND FILL CUBIC YARDS). THE PROPERTY IS LOCATED AT 26360 JEANETTE ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 416-082-032-000), GREATER MONTEREY PENINSULA AREA.

Project Planner Jody Lyons presented project.

Representative Jay Bennett agreed to conditions.

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

**15. MICHAEL/SHARON OSGOOD (PLN060625)**

USE PERMIT TO ALLOW THE RECONSTRUCTION OF A FIRE DESTROYED 3,237 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH A 3,294 SQUARE FOOT SINGLE FAMILY RESIDENCE, THE CONSTRUCTION OF APPROXIMATELY 40 LINEAR FEET OF RETAINING WALL, A NEW FIRE DEPARTMENT TURN-OUT ON THE DRIVEWAY AND GRADING OF APPROXIMATELY 492 CUBIC YARDS (251 CUBIC YARDS AND 241 CUBIC YARDS FILL). THE PROPERTY IS LOCATED AT 26120 ZDAN ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 416-071-007-000), GREATER MONTEREY PENINSULA AREA.

Project Planner Jody Lyons presented project.

Representative: Architect Dennis Hodgen agreed to conditions and additional changes and explained that he will be using the same building pad.

Public Comment: Lloyd Nolan

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

**F. OTHER MATTERS: NONE**

**G. ADJOURNMENT: 10:30 a.m.**

ATTEST:

---

JEFF MAIN, ZONING ADMINISTRATOR

JM:ca