

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
JANUARY 11, 2007
MINUTES**

The Monterey County Zoning Administrator hearing met at 11:10 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	Roger Van Horn
	Public Works	Bryce Hori
	Water Resources	Al Mulholland
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: October 26, November 9 and December 14, 2006

All minutes were approved.

D. DESIGN APPROVALS

1. MACDOUGALL NEIL RICHARD (DA060324)

DESIGN APPROVAL TO ALLOW FOR THE DEMOLITION OF AN EXISTING 2,081 SQUARE FOOT ONE STORY SINGLE FAMILY DWELLING; AND THE CONSTRUCTION OF A NEW 3,455 SQUARE FOOT TWO STORY SINGLE FAMILY DWELLING WITH A 484 SQUARE FOOT ATTACHED GARAGE, A 273 SQUARE FOOT SECOND STORY COVERED BALCONY, AND A 288 SQUARE FOOT FIRST FLOOR COVERED PORCH. MATERIALS AND COLORS: EXTERIOR WALLS (DUNN EDWARDS #DE5354/CREAM PUFF), TRIM (DUNN EDWARDS #DE5654/FRESH THYME), ROOF (CEDAR SHAKES), MASONRY MATERIAL (CARMEL LIMESTONE). THE PROPERTY IS LOCATED AT 3039 VALDEZ ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-301-008-000), GREATER MONTEREY PENINSULA AREA.

Cynthia Bettencourt, Project Planner, discussed the project.

The applicant was not present.

The Design Approval was approved by the Zoning Administrator.

E. SCHEDULED ITEMS

2. JONES ROBERT (PLN060227)

COMBINED DEVELOPMENT PERMIT CONSISTING OF (1) AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO CONSTRUCT A 1,789 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH A 194 SQUARE FOOT LOFT AND A 552 SQUARE FOOT ATTACHED GARAGE WITHIN AN "S" DISTRICT AND (2) A USE PERMIT FOR THE REMOVAL OF 24 PROTECTED OAK TREES. THE

PROJECT IS LOCATED AT 27506 SCHULTE ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 416-023-049-000), SOUTH OF THE INTERSECTION OF CARMEL VALLEY ROAD AND SCHULTE ROAD, CARMEL VALLEY MASTER PLAN AREA.

Anna Quenga, Project Planner, presented the project and made minor changes to the project description. It was noted that a letter of concern from a neighbor had been received regarding height and tree removal.

The Zoning Administrator made some changes to the conditions.

Robert Jones agreed to the conditions including the changes.

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

3. DEKKER KENNETH & MARIANNE (PLN060475)

VARIANCE TO ALLOW A REDUCTION OF THE SIDE YARD SETBACK FROM 20' TO 12' AND DESIGN APPROVAL FOR A PARTIALLY CONSTRUCTED 272 SQUARE FOOT MASTER BEDROOM ADDITION TO AN EXISTING 3,771 SQUARE FOOT RESIDENCE. THIS PERMIT IS TO CLEAR CE050382. NO GRADING OR TREE REMOVAL IS PROPOSED. THE PROPERTY IS LOCATED AT 18 MENTONE DRIVE, CARMEL (ASSESSOR'S PARCEL NUMBER 243-193-002-000), CARMEL HIGHLANDS AREA, COASTAL ZONE.

Shandell Frank, Project Planner, presented the project.

Christine Kemp, representative, was present for the applicant.

The Zoning Administrator approved the Variance including an additional tree condition and revised the CEQA findings.

4. THORNLEY ANTHONLY & GILLIAN TR (PLN060510)

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.

Staff requested a continuance of the project.

After discussion, the Combined Development Permit was continued to February 8, 2007.

5. NIELSEN PETER W & DIAN B (PLN060228)

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.

Elisa Manuguerra, Project Planner, presented the project.

Craig Holdren, architect, was present to answer questions.

Public Comment: Jamal Noorzay, Paul Larisey

After discussion, the Combined Development Permit was approved with changes.

F. OTHER MATTERS: Discussion centered on meeting in the afternoon. The next meeting will be scheduled for 1:30 p.m.

G. ADJOURNMENT: The meeting was adjourned at 12:15 p.m.

ATTEST:



JEFF MAIN, ZONING ADMINISTRATOR

MN:kb/ca