

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

The Monterey County Zoning Administrator hearing met at 1:30 p.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	Janna Faulk
	Public Works	Bryce Hori
	Water Resources	Tom Moss
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: Christine Kemp asked to have the Tracy and Thomas Smith (PLN070125) project placed on the October 25th hearing. This item was continued to today's hearing but doesn't appear on the agenda.

C. APPROVAL OF MINUTES:

The minutes for July 12 and September 27, 2007, were approved.

D. SCHEDULED ITEMS

1. GRANITE ROCK COMPANY (PLN030557)

COASTAL DEVELOPMENT PERMIT TO ALLOW CREATION OF A 0.3-ACRE POND (GRADING - 2,300 CUBIC YARDS) WITHIN 100 FEET OF SENSITIVE HABITAT FOR AMPHIBIAN HABITAT CREATION AND ENHANCEMENT. THE PROPERTY IS LOCATED NORTH OF DOLAN ROAD APPROXIMATELY 4,000 FEET EAST OF THE INTERSECTION WITH HIGHWAY 1 (ASSESSOR'S PARCEL NUMBER 133-171-004-000), NORTH COUNTY AREA, COASTAL ZONE.

David Greene, Project Planner, requested a continuance due to improper noticing.

The Zoning Administrator continued this item to November 8, 2007.

2. CALINAWAN CAMILO & ELSIDA (PLN050643)

COMBINED DEVELOPMENT PERMIT CONSISTING OF A USE PERMIT TO ALLOW DEVELOPMENT ON A SLOPE IN EXCESS OF 30%; AN ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 3,893 SQUARE FEET ONE-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED GARAGE AND PATIO; AND 1,900 CUBIC YARDS OF GRADING (950 CUT/950 FILL). THE PROPERTY IS LOCATED AT 21449 RIVERVIEW COURT, SALINAS (ASSESSOR'S PARCEL NUMBER 139-291-003-000), SOUTH OF THE RIVERVIEW COURT AND RIVERBEND ROAD INTERSECTION, TORO AREA.

Jody Lyons, Project Planner, presented the project.

Robert King, agent, agreed to the conditions.

The Zoning Administrator approved the project with two additional conditions: 1) tree protection and 2) flagging and staking to go back up for two weeks or until the appeal period is over.

3. CHOPIN ENTERPRISES LP (PLN060263)

COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A DOMESTIC TEST WELL ON A PARCEL APPROXIMATELY 6,540 SQ. FT. THE PROPERTY IS LOCATED AT 24479 SAN JUAN ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 009-012-013-000), COASTAL ZONE.

Joe Sidor, Project Planner, presented the project.

The Zoning Administrator noted that he has received correspondence regarding this project.

Janna Faulk gave clarification of the well and water.

John Bridges, representative, voiced concern over the setback issue. Erik Dyer, architect, had concerns regarding the well locations.

Public Comment: Alex Buck, Ike Dallas regarding location to adjacent properties and potential impacts to future development.

Janna Faulk requested a continuance to November 8, 2007 to allow time to work on legal issues related to well setbacks.

The Zoning Administrator continued the project to November 8, 2007.

4. SILVER RICHARD M (PLN060684)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) THE DEMOLITION OF AN EXISTING 1,490 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH A 450 SQUARE FOOT TWO-CAR GARAGE; 2) COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 5,144 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED 632 SQUARE FOOT TWO-CAR GARAGE; 741 COVERED PATIO AND GRADING (APPROX. 90 CUBIC YARDS OF CUT AND 40 CUBIC YARDS OF FILL); 3) A DESIGN APPROVAL; 4) A COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF ONE 20 INCH OAK TREE (QUERCUS AGRIFOLIA); AND TO ALLOW DEVELOPMENT ON SLOPES IN EXCESS OF 30%. THE PROPERTY IS LOCATED AT 89-CORONA ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 241-051-005-000), CARMEL HIGHLANDS AREA, COASTAL ZONE.

Ramon Montano, Project Planner, presented the project.

Eric Miller, representative, agreed to the conditions.

Water Resources Agency added a condition.

The Zoning Administrator approved the project with modifications and the addition of a condition as discussed.

Break – 3:15 p.m. Reconvened – 3:23 p.m.

Jacqueline Onciano presided over the next item.

5. IWF CARMEL RIVER INVESTORS LP (PLN070420)

VARIANCE, PURSUANT TO MONTEREY COUNTY CODE TITLE 16 SECTION 16.16.060, RELATED TO PLN030646, TO ALLOW WORK EXCEEDING FIFTY PERCENT OF THE ASSESSED VALUE BY REMODELING AND REHABILITATING EXISTING HISTORIC STRUCTURES WITHIN THE ONE HUNDRED YEAR FLOOD PLAIN. THE PROPERTY IS LOCATED AT 26600 OLIVER ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 009-563-005-000), NORTH OF CARMEL RIVER BEACH, WEST OF HIGHWAY ONE, COASTAL ZONE.

Craig Spencer, Project Planner, discussed the project.

Paul Davis, representative, accepted the conditions.

Water Resources Agency added the following to Finding No. 1: "The Variance will allow the applicant to substantially improve 23 legal non-conforming historic structures located within the 100-year Floodplain of the Carmel River without raising the structures floor heights above the base flood elevation as this would impact the integrity of the historic structures."

The Zoning Administrator approved the Variance including the additional language to Finding No. 1.

Jacqueline Onciano retired and Jeff Main returned as Zoning Administrator.

6. MATTHEWS MATTY TR (PLN060118)

CONTINUED FROM 9/27/07. ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR DEVELOPMENT WITHIN A SITE PLAN REVIEW ZONING DISTRICT OVERLAY OR "S" DISTRICT TO ALLOW THE DEMOLITION OF AN EXISTING TWO-STORY 1,180 SQUARE FOOT SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A TWO-STORY 752 SQUARE FOOT SINGLE FAMILY DWELLING AND GRADING (LESS THAN 100 CUBIC YARDS); AND A VARIANCE FOR REDUCTION IN FRONTYARD SETBACKS. THE PROPERTY IS LOCATED AT 28650 ROBINSON CANYON ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 416-025-010-000), CARMEL VALLEY MASTER PLAN AREA.

Elisa Manuguerra, Project Planner, recommended adoption of a Mitigated Negative Declaration with the Mitigation Monitoring and Reporting Program and approval of the Administrative Permit and Design Approval.


Public Comment: Robert Fowler, Dennis Wagner

After discussion, the Zoning Administrator continued the project to November 8, 2007 to allow time for a site visit.

E. OTHER MATTERS: None

F. ADJOURNMENT 4:23 p.m.

ATTEST:



Jeff Main, Zoning Administrator
JM:kb/ca