

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
OCTOBER 25, 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: None

C. APPROVAL OF MINUTES: Revised minutes of June 28, 2007 were approved.

D. SCHEDULED ITEMS

1. B A G A M, INC. (DA070120)

DESIGN APPROVAL TO ALLOW FOR THE DEMOLITION OF AN EXISTING 1,689 SQUARE FOOT ONE STORY, SINGLE FAMILY DWELLING AND AN EXISTING 450 SQUARE FOOT ATTACHED GARAGE; AND FOR THE CONSTRUCTION OF A NEW 2,244 SQUARE FOOT TWO STORY SINGLE FAMILY DWELLING WITH A 471 SQUARE FOOT ATTACHED GARAGE, 482 SQUARE FEET OF FIRST FLOOR COVERED PORCHES, AND 432 SQUARE FEET OF SECOND STORY COVERED PORCHES, AN 822 SQUARE FOOT WOOD FENCE, A 510 SQUARE FOOT STUCCO FENCE WITH STONE COLUMNS, AND A DECORATIVE METAL GATE, 2 EXTERIOR FIREPLACES AND BBQ. MATERIALS AND COLORS: EXTERIOR WALLS (STUCCO/BEIGE), CLAY TILE ROOF, KONNEN WINDOWS AND DOORS, AND WOOD GARAGE DOORS. THE PROPERTY IS LOCATED AT 2976 CORMORANT ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-261-005-000), GREATER MONTEREY PENINSULA AREA.

Cynthia Bettencourt, Project Planner, requested a continuance to November 8th to allow time for the applicant to post. The applicant agreed to the continuance by telephone.

After discussion, the Zoning Administrator continued the Design Approval to November 8, 2007.

2. RILEY ROBERT W & BONNIE P (DA070168)

DESIGN APPROVAL TO ALLOW THE DEMOLITION OF A 1,496 SQUARE FOOT SINGLE FAMILY DWELLING AND A 459 AND THE CONSTRUCTION OF A ONE-STORY 4,465 SQUARE FOOT SINGLE FAMILY DWELLING, AN ATTACHED 475 SQUARE FOOT CASITA AND A 870 SQUARE FOOT ATTACHED GARAGE. MATERIALS AND COLORS CONSIST OF: EXTERIOR SIDING OF CAMEL YELLOW PLASTER WALLS AND CUT LIMESTONE, DARK BROWN METAL CLAD WINDOWS AND DOORS WITH A TWO-PIECE CLAY TILE ROOF. THE PROPERTY IS LOCATED AT 2979 17 MILE DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-251-015-000), GREATER MONTEREY PENINSULA AREA PLAN.

Brittany Nicholson, Project Planner, presented the project. Changes to the staff report were read for the record. Changes are as follows: Delete Condition No. 11, archaeological report; Condition No. 12, negative archaeological report, applicant agreed to the added non-standard condition.

After discussion, a tree removal permit was added to the conditions, replacement should be 2:1 Maureen Wruck, representative, agreed. Applicant also agreed to an archaeological report and to having a monitor on site while working.

The Zoning Administrator approved the Design Approval including conditions regarding tree replacement at 2:1; monitoring for 5 years; archeological report showing agreement with archeologist, all changes made by the planner; and a permit for tree removal.

3. HILL WILLIAM LEON & SHIRLEE H (PLN070336)

ADMINISTRATIVE PERMIT TO ALLOW THE MODIFICATION OF AN EXISTING WIRELESS COMMUNICATION FACILITY. THE EXISTING FACILITY CONSISTS OF TWO 35 FT. TALL POLES WITH OMNI (WHIP) ANTENNAS TO BE REPLACED WITH ONE 40 FT. TALL MONOPINE. THE PROPERTY IS LOCATED AT 55 DUNBARTON ROAD, AROMAS (ASSESSOR'S PARCEL NUMBER 141-012-019-000). NORTH COUNTY NON-COASTAL AREA.

Taven Kinison Brown, Project Planner, presented the project.

Tom McIver, representative, agreed to the conditions along with some ideas. He asked whether they can put 2 panel poles along 101 to handle the data lines for Monterey County. He indicated that they will be applying for a building permit to construct new additions.

Public Comment: None

The Zoning Administrator added a landscape condition requiring the applicant to use due diligence to implement a landscape plan with the property owner outside the lease area for the equipment enclosure including details of viability, redwood slats and color, hunter green, to the paint for the equipment enclosure.

After discussion, the Zoning Administrator approved the Administrative Permit including previously identified changes and modifications.

4. SMITH TRACY THOMAS (PLN070125)

CONTINUED FROM 9/13/07. USE PERMIT TO ALLOW THE REPLACEMENT OF AN EXISTING WATCHMENS QUARTERS WITH A 2,468 SQUARE FOOT SINGLE FAMILY DWELLING, A 661 SQUARE FOOT ATTACHED GARAGE AND A SEPTIC SYSTEM TO ESTABLISH A RESIDENTIAL USE IN A HEAVY COMMERCIAL ZONING DISTRICT. THE PROPERTY IS LOCATED AT 14 SPRECKELS LANE, SPRECKELS (ASSESSOR'S PARCEL NUMBER 207-053-014-000), GREATER SALINAS AREA.

Valerie Negrete, Project Planner, requested that the project be tabled to allow time to work with the client regarding code compliance for the commercial activity at the property.

Christine Kemp, representative, explained the code enforcement issue.

After discussion, the project was tabled by the Zoning Administrator.

E. OTHER MATTERS: None

F. ADJOURNMENT 4:00 p.m.

ATTEST:



JEFF MAIN, ZONING ADMINISTRATOR

JM:kb/ca