

**FINAL  
MONTEREY COUNTY ZONING ADMINISTRATOR  
NOVEMBER 8, 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	Mary Anne Dennis
	Public Works	Bryce Hori
	Water Resources	Tom Moss
	Recording Secretary	Carol Allen

**B. PUBLIC COMMENT: None**

**C. APPROVAL OF MINUTES: None**

**D. DESIGN APPROVALS (CONSENT)**

**1. HORTON SCOTT & KRISTIN (DA070116)**

DESIGN APPROVAL TO ALLOW FOR THE CONSTRUCTION OF A 3,705 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING WITH A 232 SQUARE FOOT LOFT, A 94 SQUARE DECK, A 190 SQUARE FOOT WINE CELLAR, A 818 SQUARE FOOT DETACHED GARAGE, GRADING (APPROXIMATELY 57 CUBIC YARDS OF CUT AND 57 CUBIC YARDS OF FILL), A PARTIAL DEMOLITION OF AN EXISTING 1,864 SQUARE FOOT SINGLE FAMILY DWELLING TO REDUCE THE SQUARE FOOTAGE TO COMPLYING WITH GUESTHOUSE STANDARDS OF 600 SQUARE FOOT AND TO CONVERT THIS STRUCTURE TO A GUESTHOUSE . MATERIALS AND COLORS: STUCCO, BOARD AND BATT, AND STONE (BROWN), WITH A CLAY TILE ROOF. THE PROPERTY IS LOCATED AT 66 SAN BENANCIO CANYON ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 161-141-008-000), TORO AREA PLAN.

Yoko Rubio, Project Planner, presented the project.

The applicant accepted the conditions.

The Design Approval was approved by the Zoning Administrator.

**2. 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, presented the project.

Eric Miller, applicant, accepted the conditions.

The Design Approval was approved with changes and additions as discussed.

**3. PESM PARTNERS (DA070205)**

DESIGN APPROVAL TO ALLOW FOR THE DEMOLITION OF AN EXISTING 2,113 SQUARE FOOT ONE STORY SINGLE FAMILY DWELLING AND A 469 SQUARE FOOT ATTACHED GARAGE; AND FOR THE CONSTRUCTION OF A NEW 3,024 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH A 1,154 SQUARE FOOT FINISHED BASEMENT, A 484 SQUARE FOOT GARAGE LOCATED IN THE BASEMENT, A 67 SQUARE FOOT COVERED PORCH, A 67 SQUARE FOOT SECOND STORY BALCONY, 743 CUBIC YARDS OF GRADING FOR THE BASEMENT. MATERIALS AND COLORS: EXTERIOR STUCCO (SOLOMON COLORS/TOFFEE SGS-306), STONE (BEIGE), SLATE ROOF (BEIGE MIXTURE), CLAD WINDOWS (TAN), GARAGE DOOR AND FRONT DOOR (NATURAL MAHOGANY). THE PROPERTY IS LOCATED AT 956 SAND DUNES ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-252-016-000), GREATER MONTEREY PENINSULA AREA.

Cynthia Bettencourt, Project Planner, presented the project.

Bill Mefford, agent, accepted the conditions.

The Design Approval was approved with changes and additions as discussed.

**4. FERRINI OAKS, LLC (DA070351)**

DESIGN APPROVAL TO ALLOW FOR THE CONSTRUCTION OF A NEW 3,608 SQUARE FOOT ONE STORY SINGLE FAMILY DWELLING WITH A 320 SQUARE FOOT ATTACHED ONE-CAR GARAGE; A 480 SQUARE FOOT ATTACHED 2-CAR GARAGE, AND A 114 SQUARE FOOT COVERED PORCH. MATERIALS AND COLORS: EXTERIOR WALLS (SHERWIN WILLIAMS 6100/PRACTICAL BEIGE), TRIM (SHERWIN WILLIAMS 6102/PORTABELLO), ROOFING (EAGLE ROOF TILE/CAPISTRANO 3605). THE PROPERTY IS LOCATED AT 24300 RUSTIC LANE, SALINAS (ASSESSOR'S PARCEL NUMBER 161-013-001-000), SOUTHERLY OF SAN BENANCIO CANYON ROAD, TORO AREA PLAN.

Cynthia Bettencourt, Project Planner, presented the project.

John Moore, architect, accepted the conditions.

The Design Approval was approved with changes and additions as discussed.

**5. FERRINI OAKS, LLC (DA070352)**

DESIGN APPROVAL TO ALLOW FOR THE CONSTRUCTION OF A NEW 3,608 SQUARE FOOT ONE STORY SINGLE FAMILY DWELLING WITH A 320 SQUARE FOOT ONE-CAR GARAGE, A 480 SQUARE FOOT 2-CAR GARAGE, AND A 114 SQUARE FOOT COVERED PORCH. MATERIALS AND COLORS: EXTERIOR WALLS (SHERWIN WILLIAMS 6078/REALIST BEIGE), TRIM (SHERWIN WILLIAMS 6080/UTTERLY BEIGE), ROOFING (EAGLE FLAT TILE/BEL AIR 4687), STONE (EL DORADO FIELDLEDGE/ANDANTE). THE PROPERTY IS LOCATED AT 15110 BIG SKY LANE, SALINAS (ASSESSOR'S PARCEL NUMBER 161-013-004-000), SOUTHERLY OF SAN BENANCIO CANYON ROAD, TORO AREA PLAN.

Cynthia Bettencourt, Project Planner, presented the project.

John Moore, architect, accepted the conditions.

The Design Approval was approved with changes and additions as discussed to include tree root protection.

**6. FERRINI OAKS, LLC (DA070353)**

DESIGN APPROVAL TO ALLOW FOR THE CONSTRUCTION OF A NEW 5,335 SQUARE FOOT TWO STORY SINGLE FAMILY DWELLING WITH A 373 SQUARE FOOT ATTACHED ONE-CAR GARAGE, A 652 SQUARE FOOT ATTACHED 2-CAR GARAGE, A 116 SQUARE FOOT COVERED PORCH, AND A 92 SQUARE FOOT SECOND STORY DECK. MATERIALS AND COLORS: EXTERIOR WALLS (SHERWIN WILLIAMS 6100/PRACTICAL BEIGE), TRIM (SHERWIN WILLIAMS 6102/PORTABELLO), ROOFING (EAGLE ROOF TILE/CAPISTRANO 3605). THE PROPERTY IS LOCATED AT 15135 BIG SKY LANE, SALINAS (ASSESSOR'S PARCEL NUMBER 161-013-007-000) SOUTHERLY OF SAN BENANCIO CANYON ROAD, TORO AREA PLAN.

Cynthia Bettencourt, Project Planner, presented the project.

John Moore, architect, accepted the conditions.

The Design Approval was approved with changes and additions as discussed.

*BREAK - 2:15 p.m. RECONVENE - 2:21 p.m.*

**E. SCHEDULED ITEMS**

**7. SKEEN DALE & JO MEI CHANG (PLN060735)**

COMBINED DEVELOPMENT PERMIT CONSISTING OF; 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A NEW TWO-STORY 2,950 SQUARE FEET SINGLE FAMILY DWELLING WITH A 545 SQUARE FEET ATTACHED GARAGE AND 990 CUBIC YARDS OF CUT; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCES; AND 3) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 26327 SCENIC ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 009-442-013-000), COASTAL ZONE.

Craig Spencer, Project Planner, presented the project.

Jun Sillano, representative, agreed to the conditions.

Public Comment: Craig Thush; and Alexander Henson for Sabi, requested a continuance to address a number of issues brought up during public testimony.

After discussion, the Zoning Administrator **continued the project to December 13, 2007** to allow time for the applicant to meet with the neighbor, to address the encroachment issue and verify a building permit for the tree house.

Sillano reluctantly agreed to the continuance.

#### **8. GRANITE ROCK COMPANY (PLN030557)**

CONTINUED FROM 10/11/07. 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 to December 13<sup>th</sup> to allow time to work on mitigation.

Ben Lacari, applicant, agreed to the continuance to address issue brought up by state resource agencies.

The project was continued to December 13, 2007.

#### **9. JONES NATHAN L & REIKO (PLN060053)**

CONTINUED FROM 9/27/07. ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 1,000 SQ. FT. CARETAKER'S UNIT. THE PROPERTY IS LOCATED AT 374 CORRAL DE TIERRA ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 151-041-024-000), CORRAL DE TIERRA AREA, TORO AREA.

This item was continued from September 27, 2007 with the direction to return with findings for denial. Luis Osorio, Project Planner, presented the project and elaborated on issues.

The applicant was present to answer questions.

Mary Anne Dennis asked for a continuance to and provided a way for the applicant to maintain his permit application while testing for a new well..

Following staff's presentation, The Zoning Administrator stated they need to apply for a new building permit for the retaining wall and a new grading permit for the grading that has been done on permits that previously expired.

Nathabn Jones replied that he could not finish the entire wall because of a tree. He agreed to the continuance to provide updated permit applications and agreed to provide evidence that the well easement for the new well allowed him use and export to his property.

After a discussion, the Zoning Administrator continued the project to December 13, 2007.

**10. CHOPIN ENTERPRISES LP (PLN060263)**

CONTINUED FROM 10/11/2007. 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.

John Bridges, agent, accepted the conditions.

Public Comment: Alex Buck and Steve Dallas

After discussion, the Zoning Administrator approved the Coastal Administrative Permit with changes as discussed.

**11. MATTHEWS MATTY TR (PLN060118)**

CONTINUED FROM 10/11/07. 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, relayed that the applicant has requested a continuance to allow counsel time for review.

Matty Matthews agreed to a continuance.

After a discussion, the Zoning Administrator continued the project to December 13, 2007.

**E. OTHER MATTERS:** None

**F. ADJOURNMENT** 4:55 p.m.

ATTEST:

  
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JEFF MAIN, ZONING ADMINISTRATOR

JM:kb/ca