

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
DECEMBER 13, 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:	Acting Zoning Administrator	Mike Novo, Acting
	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: October 25 and November 8, 2007

The minutes for October 25 and November 8, 2007, were tabled to the next hearing.

D. DESIGN APPROVALS (CONSENT)

1. CRAVEN SHELBY TAYLOR & ROARK (DA060238)

DESIGN APPROVAL APPLICATION TO ALLOW DEMOLITION OF 50% OF EXTERIOR WALLS OF THE EXISTING 2,175 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING AND A REBUILD OF APPROXIMATELY 102.6 LINEAR FEET OF EXTERIOR WALLS, AN 136 SQUARE FOOT FRONT ENTRY/FOYER ADDITION, 738 SQUARE FOOT OF TERRACES TO FIRST FLOOR AND A NEW 555 SQUARE FOOT SECOND STORY ADDITION. MATERIAL AND COLORS: SPANISH CLAY TILE ROOF (REDLANDS), CHIMNEY SHROUD (BLACK) STUCCO SIDING (LIGHT TAN KELLY MOORE 562), CORNICE MOLDING, CORBLE, SILL, TRIM AND HORIZONTAL BAND (DARK TAN KELLY MOORE 563), METAL CLAD WOOD WINDOWS AND EXTERIOR DOORS-(EAGLE OR EQUAL-LIGHT GREEN), GUTTERS, DOWNSPOUTS, LEADER BOXES (COPPER), AND WROUGHT IRON BALUSTERS (BLACK). THE PROPERTY IS LOCATED AT 1163 ARROYO DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER: 007-531-001-000), FRONTING THE INTERSECTION OF ARROYO DRIVE, GREATER MONTEREY PENINSULA AREA PLAN.

Fernando Vargas, Land Use Technician, presented this project.

Staff added the standard permit approval notice condition.

Cris Roke, representative, agreed to the conditions.

After discussion, the Acting Zoning Administrator approved the Design Approval.

E. SCHEDULED ITEMS

2. GRANITE ROCK COMPANY (PLN030557)

CONTINUED FROM 11/08/07. 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 allow time for the applicant to obtain additional information from Fish and Game.

The Acting Zoning Administrator tabled the project.

3. JANCSEK JOEL P TR ET AL (PLN070045)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE DEMOLITION OF A 740 SQ. FT. EXSITNG ONE-STORY SINGLE FAMILY DWELLING AND 400 SQ. FT. DECK TO ALLOW THE CONSTRUCTION OF A 2,966 SQ. FT. NEW TWO-STORY SINGLE FAMILY DWELLING WITH A 380 SQ. FT. DECK AND 152 CU. YDS. OF GRADING (75 CUT AND 77 FILL); (2) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW TWO REQUIRED UNCOVERED PARKING SPACES WITHIN THE FRONT SETBACK; AND (3) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 24215 SAN PEDRO LANE, CARMEL (ASSESSOR'S PARCEL NUMBER 009-031-017-000), COASTAL ZONE.

David Greene, Project Planner, presented the project.

Pam Silkwood, representative, and Joel Jancsek, applicant, gave an overview of the project.

Doug Mighell, architect, spoke to the driveway.

Public Comment: Susan Yoshihara, Steve and Heidi Seely, David Goldberg, Brian Congleton, Dave Sweigert.

Pam Silkwood and Doug Mighell rebutted comments made by the public.

Staff added a non-standard condition for the guesthouse stipulating that the guesthouse would not be rented.

The project was continued to January 10, 2008 to allow time for a site visit, established for December 21st at 10:00 a.m.

Items 7 and 11 were taken out of order as both were recommended to be continued.

7. SKEEN DALE/JO MEI CHANG (PLN060735)

CONTINUED FROM 11/8/07.COMBINED DEVELOPMENT PERMIT CONSISTING OF; 1) A COASTAL ADMINISTATIVE 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.

This item was continued to January 31, 2008.

11. MATTHEWS MATTY TR (PLN060118)

CONTINUED FROM 11/08/07. 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.

This item was continued to January 31, 2008.

4. LIVNE JONATHAN & LUCY TRS (PLN060442)

CONTINUED FROM 12/13/07. 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.

Ed Rheinart, representative, agreed to all the conditions.

The Acting Zoning Administrator approved the project with changes to Finding No. 4.

5. SAMMUT ALFRED & ALICE SAMMUT (PLN070387)

USE PERMIT TO ALLOW THE CONSTRUCTION OF A 458 SQUARE FOOT APARTMENT FOR ON-SITE SECURITY. THE PROPERTY IS LOCATED AT 10161 REESE CIRCLE SUITE A, SALINAS (ASSESSOR'S PARCEL NUMBER 125-022-026-000), IN THE PRUNEDALE BUSINESS PARK, NORTHWEST CORNER OF REESE CIRCLE AND CROSS ROAD, EAST OF HWY 101, NORTH COUNTY NON-COASTAL ZONE.

Brittany Nicholson, Project Planner, presented the project. She requested adding a condition to obtain a building permit.

Al Sammut agreed to the conditions.

The Acting Zoning Administrator approved the project including changes made by the Planner.

6. JONES NATHAN L & REIKO (PLN060053)

CONTINUED FROM 11/08/07. 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.

Luis Osorio, Project Planner, discussed the project. He relayed that the project needs to be tabled due to issues related to code enforcement.

The Acting Zoning Administrator tabled the project.

8. BOMBECK WILLIAM L & ERMA L TRS (PLN070386)

COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT TO ALLOW A 400 SQUARE FEET GARAGE CONVERSION, CONSTRUCTION OF A NEW 333 SQUARE FEET ATTACHED STUDIO AND A 612 SQUARE FEET ATTACHED GARAGE, APPROXIMATELY 100 LINEAR FEET OF RETAINING WALL, AND 168 CUBIC YARDS OF CUT; A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL SITE; A COASTAL DEVELOPMENT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 30920 AURORA DEL MAR, CARMEL (ASSESSOR'S PARCEL NUMBER 243-351-004-000), OTTER COVE, BIG SUR AREA, COASTAL ZONE.

Craig Spencer, Project Planner, presented the project.

Condition #12 was discussed and a sentence was added for clarification.

Cynthia Spellacy, representative, answered questions regarding Condition 12 and accepted the conditions.

The Acting Zoning Administrator approved the project, with changes to Condition 12 and Condition 9, Biological Requirements, as discussed.

9. CARMEL VALLEY REC & PARK DIST (PLN070484)

USE PERMIT TO ALLOW THE CONSTRUCTION OF A 2,400 SQUARE FOOT MUSEUM (WITH FIRST FLOOR OF 1600 SQUARE FEET EXHIBIT SPACE, 460 SQUARE FEET OFFICE/RESEARCH/MEETING SPACE; 340 SQUARE FEET WORK AREA; AND A 400 SQUARE FOOT STORAGE ROOM ON THE SECOND FLOOR); AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 77 WEST CARMEL VALLEY ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 187-421-030-000), CARMEL VALLEY COMMUNITY PARK, BETWEEN THE INTERSECTIONS OF PILOT AND FORD ROADS, CARMEL VALLEY MASTER PLAN AREA.

Jody Lyons, Project Planner, presented the project.

Marge Ingram-Viales, representative, agreed with all the conditions except for parking. She submitted a timetable of the project with comments.

Public Comment: Bill Parham and Eldon Quicken.

After discussion, the Acting Zoning Administrator approved the Use Permit.

10. KING JOHN J & EILEEN G TRS (PLN070016)

CONTINUED FROM 12/13/07. COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) DEMOLITION OF AN EXISTING 2,205 SQUARE FOOT, TWO-STORY SINGLE FAMILY DWELLING; 2) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 3,598 SQUARE FOOT SECOND STORY ADDITION OVER THE REMAINING 656 SQUARE FEET OF THE ORIGINAL RESIDENCE; AND A 656 SQUARE FOOT ATTACHED TWO-CAR GARAGE; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES IN EXCESS OF 30%; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 24876 PESCADERO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 009-122-019-000), COASTAL ZONE.

Ramon Montano, Project Planner, presented the project.

Claudio Ortiz, accepted the conditions.

Public Comment: Shirley Winter-Wylie and Michelle Maroski.

Tom Moss, Water Resources Agency, spoke to the drainage plan.

The Acting Zoning Administrator approved the Combined Development Permit including changes to Finding 3, 30% slope waiver; Finding 6, CEQA; and changes to Condition 5, landscape screening plan and maintenance.

E. OTHER MATTERS:

F. ADJOURNMENT 4:10 p.m.

ATTEST:



MIKE NOVAK, ACTING ZONING ADMINISTRATOR

JM:kb/ca