

**FINAL  
MONTEREY COUNTY ZONING ADMINISTRATOR  
FEBRUARY 14, 2008  
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
	Water Resources	Tom Moss
	Recording Secretary	Carol Allen
Absent:	Public Works	Bryce Hori

**B. PUBLIC COMMENT: None**

**C. APPROVAL OF MINUTES: January 31, 2008 - Tabled to the next meeting.**

**D. DESIGN APPROVALS (CONSENT)**

**1. KREBS CALVIN L (DA070432)**

CONTINUED FROM 1/10/08. DESIGN APPROVAL TO ALLOW THE DEMOLITION OF AN EXISTING 990 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING AND CONSTRUCTION OF A NEW 2615 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED 130 SQUARE FOOT COVERED PORCH. THE EXISTING 400 SQUARE FOOT GARAGE IS TO REMAIN. THE NEW RESIDENCE WILL BE CONSTRUCTED WITH EXTERIOR WALLS BEING BURNT OCHRE STUCCO, A CLAY TILE ROOF, AND ANDERSEN WOOD WINDOWS. THE PROPERTY IS LOCATED AT 8215 EL CAMINO ESTRADA, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 169-051-004-000), CARMEL VALLEY MASTER PLAN AREA.

David Mack presented the project.

Environmental Health stated that they do not review septic at the Design Approval stage, they wait until the building permit stage.

Calvin Krebs stated that Environmental Health has seen septic and approved. Applicant accepted the conditions.

The Zoning Administrator approved.

**E. SCHEDULED ITEMS**

**2. CHAPPELLET CYRIL DONN T (PLN070024)**

COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE DEMOLITION OF AN EXISTING 4,584 SQUARE FOOT SINGLE FAMILY DWELLING; A COASTAL DEVELOPMENT PERMIT TO ALLOW AN EXISTING 1,323 SQUARE FEET, LEGAL NON-CONFORMING GUESTHOUSE TO REMAIN, AND A COASTAL DEVELOPMENT PERMIT TO

ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL SITE. THE PROPERTY IS LOCATED AT 3296 SEVENTEEN MILE DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-455-015-000), EAST OF THE INTERSECTION OF STEVENSON DRIVE AND CYPRESS DRIVE, DEL MONTE FOREST AREA, COASTAL ZONE.

Craig Spencer, Project Planner, presented the project.

Dave Sweigart, representative, accepted the conditions.

Zoning Administrator approved the Combined Development Permit.

### **3. CHOSEN ROAD, INC. (PLN070025)**

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE DEMOLITION OF A 348 SQUARE FEET DETACHED GARAGE, MAJOR REMODEL AND TWO-STORY ADDITIONS TOTALING 3,487 SQUARE FEET WITH A NEW 441 SQUARE FEET ATTACHED GARAGE, TO AN EXISTING ONE-STORY 1,954 SQUARE FEET SINGLE FAMILY DWELLING AND CUT OF 298 CUBIC YARDS WITH FILL OF 60 CUBIC YARDS; 2) A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE; AND 3) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 26325 ISABELLA AVENUE, CARMEL (ASSESSOR'S PARCEL NUMBER 009-463-011-000), COASTAL ZONE

Craig Spencer, Project Planner, presented the project.

Jerry Case, representative, accepted the conditions. He asked for clarification of Condition 8, landscape plan.

Tom Moss, Water Resources Agency, clarified that the landscaping condition is not a requirement for the existing lot. That condition will be changed.

The Zoning Administrator approved the Combined Development Permit with changes to Condition 8.

### **4. PACIFIC PENINSULA GROUP (PLN070317)**

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE DEMOLITION OF AN EXISTING 4,757 SQ. FT. SINGLE FAMILY DWELLING, PATIOS, DETACHED GARAGE, AND SHED; AND THE CONSTRUCTION OF A NEW THREE LEVEL 9,081 SQ. FT. SINGLE FAMILY DWELLING (2,612 SQ. FT. SUB-LEVEL) WITH ATTACHED GARAGE, AND 1,866 SQ. FT. OF PATIO, DRIVEWAY, AND RETAINING WALLS; 2) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 657 SQ. FT. CARETAKER'S UNIT; 3) A DESIGN APPROVAL; 4) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT; AND 5) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN AN ARCHAEOLOGICAL BUFFER ZONE. GRADING WILL CONSIST OF APPROX. 1,490 CUBIC YARDS OF CUT AND 400 CUBIC YARDS OF FILL. THE PROPERTY IS LOCATED AT 1548 CYPRESS DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-401-002-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Joe Sidor, Project Planner, requested a continuance to February 28, 2008 for further analysis of the project.

The Zoning Administrator continued the project to February 28, 2008.

E. OTHER MATTERS: NONE

F. ADJOURNMENT 1:55 p.m.

ATTEST:



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JEFF MAIN, ZONING ADMINISTRATOR

JM:kb/ca