

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
FEBRUARY 28, 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
	Public Works	Bryce Hori
	Water Resources	Shanna Juarez
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: January 31 and February 14, 2008

The minutes for January 31 and February 14, 2008, were approved.

D. DESIGN APPROVALS (CONSENT)

1. KERN JAMES R/ALMA QUINTANS T (DA070446)

DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 4,202 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH 957 SQUARE FOOT BASEMENT, 819 SQUARE FOOT ATTACHED THREE-CAR GARAGE, LOGGIA AND PORCH; PERMIT TO ALLOW THE REMOVAL OF THREE PROTECTED OAK TREES (7, 6, 8 INCHES). MATERIALS AND COLORS INCLUDED "SHREDDED WHEAT" AND "GINGERBREAD MAN" EXTERIOR WALLS TRIMMED WITH "MONTEREY LIMESTONE", "CHAMPAGNE" COLUMNS, EL DORADO STONE VENEER, AND "BARCELONA" MISSION TILE ROOF. THE PROPERTY IS LOCATED AT 1176 CASTRO ROAD, MONTEREY (ASSESSOR'S PARCEL NUMBER 101-022-002-000), GREATER MONTEREY PENINSULA AREA.

David Mack, Project Planner, presented the project.

The Zoning Administrator inquired about tree replacement.

Mack answered that tree replacement is 1:1.

The Zoning Administrator requested that it be 2:1 if there is enough room to do so.

Mack replied that there is room.

James Kern, representative, agreed but will ask parents approval of the 2:1 condition.

After discussion, the Zoning Administrator approved the Design Approval including tree replacement at 2:1 unless the applicant provides reasons why 2:1 replacement is infeasible.

E. SCHEDULED ITEMS

3. SMITH LARRY S/BARBARA O (PLN070582)

COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) A COASTAL ADMINISTRATIVE PERMIT FOR A 3,440 SQUARE FOOT INTERIOR REMODEL TO AN EXISTING TWO-STORY SINGLE FAMILY DWELLING, INCLUDING THE CONSTRUCTION OF A 210 SQUARE FOOT POOL ENCLOSURE ADDITION, NEW DOORS AND WINDOWS, THE REMOVAL OF AN EXISTING 300 SQUARE FOOT DECK AND THE CONSTRUCTION OF A NEW 200 SQUARE FOOT DECK, STAIRS, TWO SKYLIGHTS, AND ENTRY TRELLIS; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN A 750 FOOT CULTURAL RESOURCES BUFFER ZONE; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF; 4) A COASTAL DEVELOPMENT PERMIT WAIVER TO ALLOW THE REMOVAL OF FIVE PLANTED PALM TREES; AND 5) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 30500 AURORA DEL MAR, OTTER COVE (ASSESSOR'S PARCEL NUMBER 243-331-001-000), BIG SUR LAND USE PLAN AREA, COASTAL ZONE.

Joe Sidor, Project Planner, presented the project.

Environmental Health stated that as they will be using the existing system, there are no issues from their Department.

Bill McLeod, representative, accepted the conditions.

After discussion, the Zoning Administrator approved the Combined Development Permit.

2. CEDAR LANE VINEYARD LLC (PLN060471) (trailed to after Item 4)

4. PACIFIC PENINSULA GROUP (PLN070317)

CONTINUED FROM 2/14/08. 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, presented the project.

Jude Querik, representative, accepted the conditions.

After discussion, the Zoning Administrator added a condition related to replacing the trees with a like species to address lost trees that provide screening from Point Lobos, and adopted the Mitigated Negative Declaration and Mitigation Monitoring Agreement, and approved the Combined Development Permit as amended.

2. CEDAR LANE VINEYARD LLC (PLN060471) (trailed item)

DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 4,202 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH 957 SQUARE FOOT BASEMENT, 819 SQUARE FOOT ATTACHED THREE-CAR GARAGE, LOGGIA AND PORCH; PERMIT TO ALLOW THE REMOVAL OF THREE PROTECTED OAK TREES (7, 6, 8 INCHES). MATERIALS AND COLORS INCLUDED "SHREDDED WHEAT" AND "GINGERBREAD MAN" EXTERIOR WALLS TRIMMED WITH "MONTEREY LIMESTONE", "CHAMPAGNE" COLUMNS, EL DORADO STONE VENEER, AND "BARCELONA" MISSION TILE ROOF. THE PROPERTY IS LOCATED AT 1176 CASTRO ROAD, MONTEREY (ASSESSOR'S PARCEL NUMBER 101-022-002-000), GREATER MONTEREY PENINSULA AREA.

Nadia Amador, Project Planner, presented the project and made changes to Condition 8 and finding 4.

Mark Chesebora, representative, relayed that they have agreed to a list of requirements from the neighbors. The list was read for the record.

The Zoning Administrator made changes to Condition 9 regarding the sign to comply with the county's requirements.

Public Comment: Ben Cavaca

After discussion, the Zoning Administrator adopted the Negative Declaration and approved the project with additions and modifications.

5. CASTROVILLE INDUSTRIAL PARTNER (PLN070331)

USE PERMIT TO ALLOW CONSTRUCTION OF A 22,050 SQUARE FOOT WAREHOUSE - STORAGE FACILITY AND 45 PARKING SPACES ON A VACANT 1.48 ACRE LOT. THE PROPERTY IS LOCATED AT 10800 OCEAN MIST PARKWAY, CASTROVILLE (ASSESSOR'S PARCEL NUMBERS 030-301-019-000 & 030-301-020-000), NORTH COUNTY NON-COASTAL AREA.

Jody Lyons, Project Planner, presented the project.

The Zoning Administrator expressed concern over the concrete recycling facility not staying within its boundaries.

John Silva, representative, agreed to the conditions and stated they are working on relocating the facility.

After discussion, the Zoning Administrator approved the Use Permit.

6. JOHNSON PETER (PLN070369)

COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE DEMOLITION OF AN EXISTING 1,261 SQUARE FOOT SINGLE FAMILY DWELLING AND CONSTRUCTION OF A NEW 2,716 SQUARE FOOT SINGLE FAMILY DWELLING WITH A 280 SQUARE FOOT ATTACHED GARAGE TO BE ATTACHED TO THE EXISTING 240 SQUARE FOOT

GARAGE NOT PROPOSED FOR DEMOLITION AND ASSOCIATED GRADING OF 190 CUBIC YARDS, 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF AN ARCHAEOLOGICAL RESOURCE, AND 3) A DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 2813 14TH AVENUE, CARMEL. (ASSESSOR'S PARCEL NUMBER 009-381-022-000), COASTAL ZONE.

Craig Spencer, Project Planner, requested a continuance to March 13, 2008 to allow time to post, restake and flag the property.

The Zoning Administrator continued the item to March 13, 2008.

E. OTHER MATTERS:

F. ADJOURNMENT 2:38 p.m.

ATTEST:



JEFF MAIN, ZONING ADMINISTRATOR

JM:kb/ca