

FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
APRIL 24, 2008
MINUTES

The Monterey County Zoning Administrator hearing met at 1:43 p.m. in the Board of Supervisors Chambers of the Courthouse, 168 West Alisal Street, Salinas, California.

A. ROLL CALL

Present:	Zoning Administrator	Mike Novo, Acting ZA
	Environmental Health	Nicole Silva
	Public Works	Bryce Hori
	Water Resources	Jennifer Bodensteiner
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: March 27 and April 10, 2008

The minutes for March 27 and April 10, 2008, were accepted.

D. SCHEDULED ITEMS

1. BALDING TIMOTHY DOUGLAS & MELI (PLN070283)

VARIANCE TO ALLOW A NINETEEN (19) FOOT FRONT YARD SETBACK WHERE A THIRTY (30) FOOT YARD SETBACK IS REQUIRED. THE PROJECT INCLUDES THE DEMOLITION AND REMOVAL OF AN EXISTING 492 SQUARE FOOT SECOND STORY DECK AND CONSTRUCTION OF THE FOLLOWING: 1) 330 SQUARE FOOT FIRST FLOOR ADDITION; AND 2) 842 SQUARE FOOT SECOND STORY LIVING ROOM ADDITION. THE PROPERTY IS LOCATED AT 19084 OAK HEIGHTS DRIVE, SALINAS (ASSESSOR'S PARCEL NUMBER 125-331-033-000), PRUNEDALE AREA, NORTH COUNTY NON-COASTAL ZONE.

David Mack, Project Planner, presented the project and recommended approval of the Variance. He presented a memorandum that included changes to Findings 6 and 7. Mr. Mack also recommended deleting condition 7 – Landscape Plan and Maintenance.

Anthony Lombardo, representative, agreed to the conditions except to Condition No. 5, Erosion Control Plan and Schedule. He asked that this condition be removed or changed to say “notes on plans.”

After discussion, the Zoning Administrator approved the Variance including the errata and change to Condition No. 5.

2. SNYDER JOSEPH & SALLY (PLN070183)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 2,690 SQUARE FOOT SINGLE FAMILY DWELLING WITH A 970 SQUARE FOOT ATTACHED GARAGE WITHIN A SITE PLAN REVIEW ZONING DISTRICT; 2) A USE PERMIT FOR DEVELOPMENT ON SLOPES IN EXCESS OF 30%. THE

PROPERTY IS LOCATED AT 701 COUNTRY CLUB DRIVE, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 187-631-003-000), CARMEL VALLEY MASTER PLAN AREA.

Anna Quenga, Project Planner, recommended approval of the Combined Development Permit.

Nicole Silva, Environmental Health, spoke regarding alternatives on pool and septic systems, which need to be setback from each other.

Joe Snyder, applicant, agreed to the conditions.

The Zoning Administrator approved the project.

3. JOHNSON PETER (PLN070369)

CONTINUED FROM 3/27/08. 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, recommended approval of the Combined Development Permit and provided a memorandum recommending changes to the evidence for Finding 1 and Condition 1..

Robert Hayes, architectural representative, relayed that after talking with the neighbor, the height will be reduced an additional 10 inches.

Public Comment: Alfred Sadler, neighbor, spoke to the height of the proposed building.

Staff confirmed the height requirement has been met.

After discussion, the Zoning Administrator approved the Combined Development Permit with revised conditions from the errata and changes as discussed.

4. LEVETT DENNY & KAREN (PLN070428)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 1,586 SQUARE FOOT SINGLE-FAMILY HOUSE AND AN ATTACHED 2,220 SQUARE FOOT 10-CAR GARAGE WITH A GRAVEL DRIVEWAY AND 355 SQUARE FOOT PATIO 2) COASTAL DEVELOPMENT PERMIT TO CONVERT AN EXISTING HISTORIC 2-STORY HOUSE TO A CARETAKER'S UNIT WITH EXCEPTIONS FOR HEIGHT (25 FEET) AND FLOOR AREA (1,242 SQUARE FEET); 3) COASTAL DEVELOPMENT PERMIT TO ALLOW AN EXISTING HISTORIC GUESTHOUSE ABOVE A GARAGE WITH AN EXCEPTION TO FLOOR AREA (502 SQUARE FEET); AND 4) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 1600 VISCAINO ROAD, PEBBLE BEACH (APN 008-201-002-000), CARMEL LAND USE PLAN.

Laura Lawrence presented the project for the Project Planner, David Greene, and recommended approval.

Jim Heisinger, representative, agreed with the staff recommendations. Discussion ensued regarding restrictions on use of the kitchen in the guesthouse.

The Zoning Administrator approved the Combined Development Permit.

5. WRIGHT MADELEINE CHRISTINE (PLN070495)

COMBINED DEVELOPMENT PERMIT CONSISTING OF AN ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 1,440 SQUARE FOOT BARN IN AN "S" DISTRICT; USE PERMIT FOR DEVELOPMENT WITHIN 100-YEAR FLOOD PLAIN AND WITHIN 200 FEET OF THE RIVER BANK; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 8722 CARMEL VALLEY ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 169-161-035-000), CARMEL VALLEY MASTER PLAN AREA.

Jody Lyons, Project Planner, recommended that the project be tabled to a date uncertain to do the required CEQA analysis.

The Zoning Administrator continued the project to a date uncertain; it will be renoticed at that time.

6. GRIJALVA OSCAR CUEN JR TR (PLN070513)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) USE PERMIT FOR DEVELOPMENT WITHIN 200 FEET OF THE RIVERBANK AND WITHIN THE CARMEL VALLEY RIVER FLOODPLAIN, AND 2) AN ADMINISTRATIVE PERMIT TO FOR DEVELOPMENT IN A SITE PLAN REVIEW DISTRICT TO ALLOW THE CONSTRUCTION OF A 2,081 SQUARE FOOT FIRST FLOOR AND A 626 SQUARE FOOT SECOND FLOOR ADDITION TO AN EXISTING ONE-STORY SINGLE FAMILY DWELLING ON A 15,538 SQUARE FOOT LOT, AND DESIGN APPROVAL. GRADING WILL 27 CUBIC YARDS CUT AND 27 CUBIC YARDS FILL. THE PROPERTY IS LOCATED AT 2 ESQUILINE ROAD, CARMEL VALLEY (ASSESSORS PARCEL NUMBER 189-341-009-000), CARMEL VALLEY MASTER PLAN AREA.

Paula Bradley, Project Planner, recommended approval of the project including a correction to Finding #5.

Water Resources relayed that the change wasn't necessary.

Public Comment: Marjorie Ingram Viales, project representative, gave an overview of the project. Barry Rowley.

The Zoning Administrator approved the Combined Development Permit.

7. FLORES SAUL ROBERTO (PLN070645)

COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE DEMOLITION OF A 237 SQUARE FOOT GARAGE AND THE CONSTRUCTION OF A TWO-STORY 2,269.5 SQUARE FOOT SINGLE FAMILY DWELLING WITH A FINISHED BASEMENT, ATTACHED 210 SQUARE FOOT ONE-CAR GARAGE, AND A 42.5 SQUARE FOOT PORTICO; 2) A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE; 3) COASTAL ADMINISTRATIVE PERMIT TO ALLOW A SINGLE DESIGNATED UNCOVERED PARKING SPACE WITHIN THE FRONT SET BACK; GRADING (LESS

THAN 100 CUBIC YARDS OF CUT AND FILL) AND DESIGN APPROVAL. THE PROJECT IS LOCATED AT 2594 SANTA LUCIA CARMEL (ASSESSOR'S PARCEL NUMBER 009-401-020-000-000) SOUTH OF THE INTERSECTION OF THE INTERSECTION OF SANTA LUCIA AVENUE AND CARMELO STREET IN THE CARMEL AREA (COASTAL ZONE)

Ramon Montano, Project Planner, recommended approval of the Combined Development Permit.

Claudio Ortiz, representative, agreed to the conditions.

The Zoning Administrator deleted Finding 8, Evidence (b) and approved the Combined Development Permit.

E. OTHER MATTERS: None

F. ADJOURNMENT 3:07 p.m.

Date adopted: July 31, 2008

ATTEST:



MIKE NOVO, ZONING ADMINISTRATOR

MN:kb/ca