

**FINAL  
MONTEREY COUNTY ZONING ADMINISTRATOR  
JULY 10, 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	Mike Novo
	Environmental Health	Nicole Silva
	Water Resources	Jennifer Bodensteiner
	Public Works	Bryce Hori
	Recording Secretary	Carol Allen

**B. PUBLIC COMMENT – None**

**C. APPROVAL OF MINUTES – None**

**D. DESIGN APPROVALS**

**1. WRIGHT JOHN W & CATHERINE SULL (DA080160)**

DESIGN APPROVAL APPLICATION IS TO ALLOW FOR THE DEMOLITION OF AN EXISTING 3,674 SQUARE FOOT SINGLE FAMILY ONE-STORY DWELLING (TO THE SUB-FLOOR), AND THE CONSTRUCTION OF A NEW 3,954 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING. THE ADDITIONAL 280 SQUARE FEET OF COVERAGE AREA IS TO BE ADDED TO NON-HABITABLE OUTDOOR LIVING ROOM. PROJECT SCOPE WILL ALSO INCLUDE ANY NECESSARY REPAIRS TO FOUNDATION AND DRIVEWAY, NEW FOUNDATION WORK FOR THE ADDITIONAL OUTDOOR LIVING ROOM AREA. NO GRADING OR TREE REMOVAL IS PROPOSED, AND EXISTING LANDSCAPING IS TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. MATERIALS WILL CONSIST OF TEXAS LEATHER-COLORED STUCCO WALLS, CHARCOAL BROWN-COLORED WINDOW FRAMES, DOORS AND TRIM, AND CHARCOAL ASPHALT-COMPOSITE SHINGLE ROOFING. THE PROPERTY IS LOCATED AT 4110 SEGUNDO DRIVE, IN CARMEL (ASSESSOR'S PARCEL NUMBER 015-041006-000), CARMEL VALLEY MASTER PLAN AREA.

Steve Mason, Land Use Technician, presented the project including deletion of 2 conditions.

Cynthia Spellacy, representative, agreed to the conditions.

After discussion, the Zoning Administrator approved the Design Approval with changes.

**E. SCHEDULED ITEMS**

**2. FREEMAN MARVIN (CMB080002)**

COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT FOR THE DEMOLITION OF AN EXISTING 2,075 SQUARE FOOT, ONE STORY SINGLE FAMILY DWELLING, CONSTRUCTION OF A NEW 2,614 SQUARE FOOT, TWO STORY SINGLE FAMILY DWELLING, 1,069 SQUARE FOOT ATTACHED GARAGE-GAME ROOM, 55 SQUARE FOOT COVERED ENTRY, 128 SQUARE FOOT SECOND FLOOR DECK, 74 LINEAR FEET OF RETAINING

WALL AND GRADING FOR RESIDENCE AND DRIVEWAY (210 CUBIC YARDS CUT/10 CUBIC YARDS FILL) BASEMENT EXCAVATION (450 CUBIC YARDS CUT); A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 750' OF A KNOWN ARCHAEOLOGICAL RESOURCE; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 2691 16TH AVENUE, CARMEL (ASSESSORS PARCEL NUMBER: 009-394-003) CARMEL AREA, COASTAL ZONE.

Dan Lister, Land Use Technician, relayed that the applicant has requested a continuance to allow time to redesign the project.

John Moore, representative, requested a continuance.

After discussion, the Zoning Administrator continued the project to a date uncertain.

**3. CABEZUELA MIGUEL (PLN060744)**

USE PERMIT, PURSUANT TO SECTION 21.68.020, TO ALLOW THE DEMOLITION FOR THE DEMOLITION OF A 660 SQUARE FOOT MOBILE HOME WHICH IS LEGAL NON-CONFORMING RELATIVE TO DENSITY TO BE REPLACED WITH A 1,600 SQUARE FOOT SINGLE FAMILY DWELLING WITH AN ATTACHED 484 SQUARE-FOOT GARAGE AND A 1,200 SQUARE FOOT WORKSHOP. THE PROJECT ALSO INCLUDES THE DEMOLITION OF A 986 SQUARE-FOOT SINGLE FAMILY DWELLING TO BE REPLACED WITH A 2,432 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED 527 SQUARE FOOT TWO-CAR GARAGE. THE PROPERTY IS LOCATED AT 288 VEGA ROAD, WATSONVILLE (ASSESSOR'S PARCEL NUMBER 117-431-001-000), NORTH COUNTY NON-COASTAL ZONE.

Brittany Nicholson, Project Planner, presented the project.

The Zoning Administrator inquired about the buildings on the site. Staff responded that one has been demolished with permits.

The Zoning Administrator inquired about raising the structure.

Miguel Cabezuella was not sure but Water Resources Agency had site elevations. Water Resources Agency staff clarified that the structure only needs to be raised a couple feet.

Environmental Health inquired about the septic not being in a 10 year flood plain and about using the existing septic system.

The Zoning Administrator also asked the applicant about the fire department requirement to set the structure back 30 feet. Miguel Cabezuella, owner, said that would be acceptable and agreed with the conditions.

The Zoning Administrator approved the project.

**4. BAUER KATHLEEN M COLLARD (PLN070560)**

CONTINUED FROM 5/29/08. USE PERMIT TO RECTIFY CODE ENFORCEMENT CASE CE060372 FOR THE REMOVAL OF THREE PROTECTED OAK TREES AND THE SEVERE PRUNING OF THREE PROTECTED OAK TREES. THE PROPERTY IS LOCATED AT 27475 VISTA DEL TORO, SALINAS (ASSESSOR'S PARCEL NUMBER 416-391-047-000 & 416-391-048-000), TORO AREA PLAN.

Elisa Manuguerra, Project Planner, presented the project.

The Zoning Administrator inquired about the tree removal and why restoration was not pursued.

Don Bauer, applicant, discussed the conditions in question. Discussion ensued regarding tree removal and replanting.

Staff stated the homeowner's association would like tree replacement in the same location.


The Zoning Administrator approved the project with changes including the addition of evidence, deletion of Condition Nos. 5 and 9 and clarification on the conditions relating to replacement of trees.

**E. OTHER MATTERS:** NONE

**F. ADJOURNMENT**

Date adopted: JULY 31, 2008

ATTEST: 2:24 p.m.



MIKE NOVO, ZONING ADMINISTRATOR

MN:kb/ca