

**FINAL
MINUTES
MONTEREY COUNTY ZONING ADMINISTRATOR
THURSDAY, FEBRUARY 26, 2009**

1:30 P.M.

A. ROLL CALL

Present: Mike Novo, Zoning Administrator
Patrick Treffry, Environmental Health
Chad Alinio, Public Works
Tom Moss, Water Resources Agency
Absent: None

B. PUBLIC COMMENT

None.

C. APPROVAL OF MINUTES

None.

D. SCHEDULED ITEMS

1. **PROJECT NAME: FREEMAN MARVIN. FILE NUMBER: CMB080002. SITUS LOCATION: 2691 16TH AVE CARMEL. PLANNING AREA: CARMEL AREA. PROJECT PLANNER: DANIEL LISTER. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT FOR THE DEMOLITION OF AN EXISTING 2,075 SQUARE FOOT SINGLE FAMILY DWELLING, CONSTRUCTION OF A NEW 2,698 SQUARE FOOT, TWO STORY SINGLE FAMILY DWELLING, 540 SQUARE FOOT ATTACHED GARAGE, 48 SQUARE FOOT COVERED ENTRY, 128 SQUARE FOOT SECOND FLOOR DECK, AND 76 SQUARE FEET OF PLANTERS; GRADING FOR THE SINGLE FAMILY DWELLING AND DRIVEWAY (10 CUBIC YARDS CUT/10 CUBIC YARDS FILL); 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. RECOMMENDED ACTION: APPROVE PROJECT**

Project Planner Dan Lister presented the project.

Public Comment: John Moore, applicant

The Zoning Administrator approved the project.

2. **PROJECT NAME: FERNANDEZ. FILE NUMBER: PLN080534. SITUS LOCATION: 26290 VALLEY VIEW AVE CARMEL. PLANNING AREA: CARMEL AREA. PROJECT PLANNER: JOE SIDOR. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT**

DESCRIPTION: COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE, AND A DESIGN APPROVAL FOR THE REPLACEMENT OF AN EXISTING DRIVEWAY, REMOVAL OF EXISTING WALKWAYS AND GRILL AREA, REPLACEMENT OF EXISTING ENTRY AND WALKWAY, REPLACEMENT OF WINDOWS AND ROOF, AND CONSTRUCTION OF A NEW PATIO. THE PROPERTY IS LOCATED AT 26290 VALLEY VIEW AVENUE, CARMEL POINT (ASSESSOR'S PARCEL NUMBER 009-404-009-000). CARMEL AREA, COASTAL ZONE. **RECOMMENDED ACTION:** APPROVE PROJECT

Project Planner Joe Sidor presented the project.

Public Comment: Claudio Ortiz, project representative.

The Zoning Administrator approved the project including a three foot wall in condition 1.

3. **PROJECT NAME: COX JOEL E & JUDITH A. FILE NUMBER: PLN070239. SITUS LOCATION: 79540 & 79545 WATKINS LN PARKFIELD. PLANNING AREA: SOUTH COUNTY AREA. PROJECT PLANNER: MARIA LOPEZ. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A USE PERMIT TO ALLOW A CHANGE IN A LEGAL NON-CONFORMING RESIDENTIAL USE TO A LEGAL NON-CONFORMING RESIDENTIAL USE OF A SIMILAR NATURE AND; 2 A LOT LINE ADJUSTMENT BETWEEN TWO LEGAL LOTS OF RECORD OF 12.38 ACRES (PARCEL 1) AND 40.79 ACRES (PARCEL 2) RESULTING IN TWO LEGAL LOTS OF RECORD OF 14.42 ACRES (NEW PARCEL 1) AND 38.75 ACRES (NEW PARCEL 2). THE PROPERTIES ARE LOCATED AT 79540 AND 79545 WATKINS LANE, PARKFIELD (ASSESSOR'S PARCEL NUMBERS 424-404-031-000 AND 424-404-077-000), SOUTH COUNTY AREA. RECOMMENDED ACTION: APPROVE PROJECT**

Project Planner Brittany Nicholson presented the project.

Public Comment: Pamela Jardini.

The Zoning Administrator approved the project.

4. **PROJECT NAME: BRAY ALBERT L & INA M BRAY TRS. FILE NUMBER: PLN080414. SITUS LOCATION: PARIS VALLEY ROAD 4 MI. N. OF SAN ARDO. PLANNING AREA: SOUTH COUNTY AREA. PROJECT PLANNER: MOUSSALLI. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: USE PERMIT TO ALLOW THE DRILLING OF SIX EXPLORATORY OIL AND GAS WELLS ON TWO SITES WITHIN THE SAME PARCEL, LOCATED IN SECTION 3, RANGE 9 EAST OF TOWNSHIP 22 SOUTH WITHIN THE SOUTH COUNTY PLANNING AREA. THREE WELLS ARE PROPOSED FOR EACH OF THE TWO SITES, KNOWN AS THE NORTH PARIS VALLEY No. 1 (NPV-1) DRILL SITE AND THE CENTRAL PARIS VALLEY No. 1H (CPV-1H) DRILL SITE (ASSESSOR'S PARCEL NUMBER 422-281-001-000). THE PROJECT IS LOCATED ALONG THE EAST SIDE OF PARIS VALLEY ROAD, WEST OF HIGHWAY 101 AND FOUR MILES NORTH OF THE TOWN OF SAN ARDO, SOUTH COUNTY AREA PLAN. RECOMMENDED ACTION: APPROVE PROJECT**

Staff requested a continuance to investigate noise concerns.

Public Comment: None.

The Zoning Administrator continued the item to March 26, 2009.

5. **PROJECT NAME: CLAREMONT PROFITS LIMITED. FILE NUMBER: PLN080369. SITUS LOCATION: 1277 PADRE LN PEBBLE BEACH. PLANNING AREA: DEL MONTE FOREST AREA. PROJECT PLANNER: FORD. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: COASTAL ADMINISTRATIVE PERMIT FOR THE CONVERSION OF 500 SQUARE FOOT EXISTING GARAGE TO MEDIA ROOM REMOVAL OF A 128 SQUARE FOOT STORAGE SHED, AND THE CONSTRUCTION OF A NEW 851 SQUARE FOOT ATTACHED THREE-CAR GARAGE AND A 775 SQUARE FOOT ADDITION TO THE UPPER FLOOR FOR A BEDROOM SUITE WITH SITTING AREA AND BATHROOM TO AN EXISTING TWO-STORY SINGLE FAMILY DWELLING; AND DESIGN APPROVAL. PROJECT IS LOCATED AT 1277 PADRE LANE, PEBBLE BEACH. (ASSESSOR'S PARCEL NUMBER 008-302-014-000) DEL MONTE FOREST, COASTAL ZONE. RECOMMENDED ACTION: APPROVE PROJECT**

Project Planner John Ford presented the project. Water Resources Agency requested a Water Availability condition be added.

Public Comment: John Matthams, project representative.

The Zoning Administrator approved the project.

6. **PROJECT NAME: BROWN LENORE A & CHARLES W TRS. FILE NUMBER: PLN080514. SITUS LOCATION: 3307 17 MILE DR PEBBLE BEACH. PLANNING AREA: DEL MONTE FOREST AREA. PROJECT PLANNER: JOHN FORD ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: A VARIANCE TO ALLOW A 108 SQUARE FOOT ADDITION TO AN EXISTING 3,267 SQUARE FOOT SINGLE FAMILY RESIDENCE RESULTING IN AN INCREASE IN ALLOWABLE FLOOR AREA RATIO FROM 88.6% TO 91.6% IN THE MDR ZONING DISTRICT; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 3307 17 MILE DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-521-003-000), DEL MONTE FOREST, COASTAL ZONE. RECOMMENDED ACTION: APPROVE PROJECT**

Project Planner John Ford presented the project.

Public Comment: John Matthams, project representative.

The Zoning Administrator approved the project.

E. OTHER MATTERS: None.

F. ADJOURNMENT: 2:30 P.M.

Date adopted: August 13, 2009

ATTEST:

A handwritten signature in cursive script, appearing to read "Mike Novo", is written above a horizontal line.

MIKE NOVO, ZONING ADMINISTRATOR