

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
THURSDAY, MAY 28, 2009
MINUTES**

A. ROLL CALL; 1:30 P.M.

Present	Mike Novo, Zoning Administrator	Michael Trapani, Water Resources
	Patrick Treffry, Environmental Health	Chad Alinio, Public Works

B. PUBLIC COMMENTS

Arden Handshy thanked all participants for work on the Basin Complex Fire.

C. APPROVAL OF MINUTES: None

D. DESIGN APPROVALS

1. BOWMAN GEORGE V & DOLORES S TR - DA080330 PLANNING AREA: CARMEL AREA. PROJECT PLANNER: DANIEL LISTER. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: DESIGN APPROVAL FOR THE CONSTRUCTION OF A 4 FOOT HIGH, 20 FOOT LONG FENCE FOR AN EXISTING SINGLE FAMILY DWELLING. MATERIALS: NATURAL WOOD T-POSTS AND CROSSBOARDS WITH A PLANTED CREEPING FIG. THE PROJECT IS LOCATED AT 24370 SAN LUIS AVENUE IN CARMEL (ASSESSORS PARCEL NUMBER: 009-021-002-000), CARMEL AREA, COASTAL.

Project Planner Dan Lister presented the project.

Public Comment: Brett Bowman, son, agreed with conditions. Dana Hitchcock.

The Zoning Administrator approved the Design Approval.

2. HARRIS JOHN B & LEE A (JT TEN) - DA080402 PLANNING AREA: GREATER MONTEREY PENINSULA AREA. PROJECT PLANNER: CYNTHIA BETTENCOURT. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: DESIGN APPROVAL TO ALLOW THE DEMOLITION OF AN EXISTING 2,400 SQUARE FOOT TWO STORY SINGLE FAMILY DWELLING; AND THE CONSTRUCTION OF A NEW 3,228 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH A 700 SQUARE FOOT ATTACHED GARAGE, 222 SQUARE FEET OF COVERED PORCHES, A 180 SQUARE FOOT LANDING AND STORAGE ROOM, 2 SKYLIGHTS, AND A 4 SQUARE FOOT SECOND STORY BALCONY. COLORS AND MATERIALS: EXTERIOR STUCCO (FRAZEE SOUTH CASTLE/CLW 1017W), WINDOW SURROUND (FRAZEE PLANTAIN/CL 3005D), CLAD WINDOWS (WINDSOR SAGE GREEN/LT835), EXPOSED WOOD (FRAZEE SEMI-TRANSPARENT NEW SPRUCE/M613), ROOF (REDLANDS TILE TERRA ANTIGUA SANDCAST BLEND). THE PROJECT IS LOCATED AT 2968 COLTON ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-512-027-000), GREATER MONTEREY PENINSULA AREA PLAN.

Project Planner Cynthia Bettencourt presented the project.

Public Comment: Tom Meaney, representative for applicant.

The Zoning Administrator approved the Design Approval.

3. LINDEN TOM TR ET AL - DA080411 PLANNING AREA: GREATER MONTEREY PENINSULA AREA. PROJECT PLANNER: DELINDA ROBINSON. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: DESIGN APPROVAL TO ALLOW FOR THE DEMOLITION OF AN EXISTING 2,067 SQUARE FOOT SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A 3,865 SQUARE FOOT SINGLE FAMILY DWELLING WITH A 256 SQUARE FOOT UNCOVERED PATIO/DECK OVER THE ENTRANCE TO THE BASEMENT GARAGE, A 3,075 SQUARE FOOT HABITABLE BASEMENT AND A 763 SQUARE FOOT BASEMENT GARAGE. COLORS AND MATERIALS TO BE THE FOLLOWING: TERRACOTTA RED CLAY ROOF TILE, BEIGE STUCCO EXTERIOR (SAN JOSE STUCCO #629), DARK REDDISH BROWN ("CINNAMON TOAST") WINDOW TRIM AND DOORS, AND COPPER DOWNSPOUTS AND GUTTERS. THE PROJECT IS LOCATED AT 1051 RODEO ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER: 007-322-012-000) GREATER MONTEREY PENINSULA AREA.

Project Planner Delinda Robinson presented the project and recommended adding Tree and Root Protection and Construction Management Plan to the recommended conditions.

Staff stated that the applicant and the architect could not be present.

Public Comment: Susan Udis

The Zoning Administrator continued the project to June 11, 2009 for the applicant to resolve issues raised during the hearing.

E. SCHEDULED ITEMS

4. EL EL SEA LLC - PLN080403 PLANNING AREA: BIG SUR COAST AREA. PROJECT PLANNER: ELIZABETH GONZALES. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: COASTAL ADMINISTRATIVE PERMIT TO CORRECT CODE ENFORCEMENT VIOLATION CE080270 WHICH CONSISTS OF DEMOLISHING AN EXISTING 480 SQUARE FOOT SINGLE FAMILY RESIDENCE AND ALLOWING THE CONSTRUCTION OF A NEW 1,995 ONE STORY SINGLE FAMILY DWELLING WITH A 512 SQUARE FOOT DECK/PORCH AND A 160 SQUARE FOOT DETACHED CARPORT. THE PROPERTY IS LOCATED AT 37863 PALO COLORADO ROAD (ASSESSOR'S PARCEL NUMBER 418-091-012-000) BIG SUR COAST LAND USE PLAN, COASTAL ZONE. RECOMMENDED ACTION: APPROVE PROJECT.

Project Planner Elizabeth Gonzales presented the project, adding archaeological information to condition 2.

The Zoning Administrator inquired about alternative locations, height, parking, geology report or geotechnical. Changes were made to conditions.

Patrick Treffry, Environmental Health verified that it is a spring.

Public Comment: Arden Handshy, representative for applicant, answered questions from the Zoning Administrator and stated that the conditions were acceptable.

The Zoning Administrator approved the permit with modifications to conditions.

F. OTHER MATTERS; None

G. ADJOURNMENT: 2:25 P.M.

Date Adopted: October 29, 2009.

ATTEST:



Mike Novo, Zoning Administrator

MN/ca