

**FINAL**  
**MONTEREY COUNTY ZONING ADMINISTRATOR**  
**THURSDAY, JULY 9, 2009**  
**MINUTES**

**A. ROLL CALL - 1:30 P.M**

Present: Mike Novo, Zoning Administrator                      Janna Faulk, Environmental Health  
          Michael Trapani, Water Resources Agency  
Absent: Chad Alinio, Public Works

**B. PUBLIC COMMENTS - None**

**C. APPROVAL OF MINUTES: - None**

**D. SCHEDULED ITEMS**

1. **CONNERS MARGARET PARKER - PLN080343. PLANNING AREA: CARMEL AREA. PROJECT PLANNER: JOE SIDOR. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE DEMOLITION OF AN EXISTING 1,667 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING AND 430 SQUARE FOOT GUESTHOUSE, AND THE CONSTRUCTION OF A 2,473 SQUARE FOOT THREE-LEVEL SINGLE FAMILY DWELLING WITH AN ATTACHED 585 SQUARE FOOT GARAGE, AND GRADING CONSISTING OF APPROXIMATELY 810 CUBIC YARDS OF CUT AND 20 CUBIC YARDS OF FILL; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE; AND 3) A DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 2409 BAY VIEW ROAD, CARMEL POINT (ASSESSOR'S PARCEL NUMBER 009-422-001-000), CARMEL AREA, COASTAL ZONE. RECOMMENDED ACTION: APPROVE PROJECT**

Project planner Joe Sidor presented the project and recommended changes to conditions.

The Zoning Administrator asked about drainage, which was answered by Michael Trapani.

Public Comment: James Smith, Architect, accepted the conditions and changes.

The Zoning Administrator approved the permit, including an errata memo.

2. **CREEDE FRANK J - PLN090096 PLANNING AREA: CARMEL AREA. PROJECT PLANNER: CRAIG SPENCER. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) A COASTAL ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A NEW 1,200 SQUARE FOOT ONE-**

STORY SINGLE FAMILY DWELLING INCLUDING A 200 SQUARE FOOT ATTACHED GARAGE; 2) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW PARKING WITHIN THE FRONT SETBACK; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF ONE 11-INCH OAK TREE; 4) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF KNOWN ARCHAEOLOGICAL RESOURCES; AND 5) A DESIGN APPROVAL. THE PROJECT IS LOCATED AT 2586 SANTA LUCIA AVENUE, CARMEL (ASSESSOR'S PARCEL NUMBER: 009-401-021-000) CARMEL AREA LAND USE PLAN, COASTAL ZONE. RECOMMENDED ACTION: APPROVE PROJECT

Project planner Craig Spencer presented the project.

Public Comment: Mark Thompson, representative for applicant, agreed to conditions.

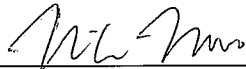
The Zoning Administrator approved the project with modifications to Finding No. 1, Evidence h and Evidence 5 and a new condition No. 4.

**E. OTHER MATTERS** - None

**F. ADJOURNMENT** - 1:45 p.m.

Date Adopted: October 29, 2009

ATTEST:



Mike Novo, Zoning Administrator

MN/ca