

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
THURSDAY, AUGUST 13, 2009
MINUTES**

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

Present: Mike Novo, Zoning Administrator
Michael Trapani, Water Resources Agency
Janna Faulk, Environmental Health
Rick Sauerwein, Public Works

B. PUBLIC COMMENTS - None

C. APPROVAL OF MINUTES: January 8, February 12, February 26, March 12, April 9, April 30, and May 14, 2009

The Zoning Administrator approved the minutes.

D. SCHEDULED ITEMS

1. **1:30PM - MCCASLAND ALLEN RICKER & BARBA -PLN080510. PLANNING AREA: CARMEL AREA. PROJECT PLANNER: CRAIG SPENCER. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION:** COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMODEL OF AN EXISTING 1,558 SQUARE FOOT SINGLE FAMILY DWELLING AND 200 SQUARE FOOT GUEST HOUSE INCLUDING CHANGING THE ROOF FROM FLAT TO PITCHED (8/12), NEW EXTERIOR SIDING, DOORS AND WINDOWS, ADDITION OF 218 SQUARE FEET TO THE EXISTING DWELLING AND A 24 SQUARE FOOT ADDITION TO THE GUESTHOUSE WITHIN 750 FEET OF KNOWN ARCHAEOLOGICAL RESOURCES; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW A ONE FOOT ADDITION TO THE MAXIMUM HEIGHT LIMIT FOR A GUESTHOUSE (12 FEET MAX/13 FEET PROPOSED) TO PROVIDE ARCHITECTURAL CONSISTENCY WITH THE MAIN RESIDENCE; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW PARKING WITH THE FRONT SETBACK TO COUNT TOWARDS THE REQUIRED AMOUNT OF PARKING; AND 4) A DESIGN APPROVAL. THE PROJECT IS LOCATED 26334 RIVER PARK PLACE, CARMEL (ASSESSOR'S PARCEL NUMBER 009-502-003-000), CARMEL LAND USE PLAN.

Project planner Craig Spencer presented the project. The Zoning Administrator stated that condition number 5 should read as geotechnical. Staff clarified that it is geological.

Public Comment: Allen McCasland, applicant, accepted conditions.

The Zoning Administrator approved the project.

2. **1:35PM - REDLICH CHRISTOPHER R JR TR - PLN090097 PLANNING AREA: CARMEL AREA. PROJECT PLANNER: JOE SIDOR. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION:** COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT FOR THE DEMOLITION OF AN EXISTING 6,000 SQUARE FOOT SINGLE FAMILY DWELLING WITH AN ATTACHED CARPORT AND AN EXISTING DETACHED 120 SQUARE FOOT SHED, AND THE CONSTRUCTION OF A NEW 5,252 SQUARE FOOT SINGLE FAMILY DWELLING WITH AN ATTACHED 520 SQUARE FOOT GARAGE AND 328 SQUARE FOOT DETACHED STUDIO; 2) A COASTAL ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A 420 SQUARE FOOT DETACHED GUESTHOUSE; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE; AND 4) DESIGN APPROVAL. THE PROJECT IS LOCATED AT 26221 HILLTOP PLACE, CARMEL POINT (ASSESSOR'S PARCEL NUMBER 009-451-002-000), CARMEL AREA, COASTAL ZONE.

Project planner Joe Sidor presented the project and a fax from a neighbor.

Public Comment: Jim Caldwell, representative for applicant, accepted the conditions. Zoning Administrator inquired whether a new condition regarding construction management was acceptable. Mr. Caldwell agreed with the condition. Margaret Eaton; Brian Guthrie.

The Zoning Administrator approved the project with a standard Construction Management Plan condition.

3. **1:40PM -BLACKSTOCK III - PLN090130 PLANNING AREA: DEL MONTE FOREST AREA. PROJECT PLANNER: JOE SIDOR. ENVIRONMENTAL STATUS: MITIGATED NEGATIVE DECLARATION. PROJECT DESCRIPTION:** AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PLN060328) AND APPLICATION (PLN070289). THIS AMENDMENT WILL RECOMBINE THE PROJECT COMPONENTS, SEPARATED BY THE ZONING ADMINISTRATOR ON MAY 31, 2007, AND WILL REDUCE THE OVERALL SIZE OF THE PROJECT. COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE REMODEL OF AN EXISTING 4,818 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED 676 SQUARE FOOT GARAGE, INCLUDING THE CONSTRUCTION OF 1,149 SQUARE FEET OF FIRST FLOOR ADDITIONS AND 2,764 SQUARE FEET OF SECOND FLOOR ADDITIONS, AND INCLUDING MODIFICATION OF THE EXISTING DRIVEWAY AND PATIO AREAS, AND THE CONSTRUCTION OF AN ATTACHED SEVEN (7) FOOT GARDEN WALL (140 LINEAR FEET); 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF AN 850 SQUARE FOOT CARETAKER UNIT WITH AN 800 SQUARE FOOT ATTACHED GARAGE; 3) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 425 SQUARE FOOT GUEST HOUSE, INCLUDING GRADING CONSISTING OF 290 CUBIC YARDS OF CUT AND 55 CUBIC YARDS OF FILL; 4) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT; 5) A COASTAL DEVELOPMENT

PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE; AND 6) DESIGN APPROVAL. THE PROJECT IS LOCATED AT 1134 MADRE LANE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-481-010-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Project planner Joe Sidor requested a continuance to August 27, 2009.

Public Comment: None.

The Zoning Administrator granted the continuance to August 27, 2009.

4. **1:45PM -CALTRANS - DIST 5 / DRAINS - PLN090137 PLANNING AREA: BIG SUR COAST AREA. PROJECT PLANNER: JOE SIDOR. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION:** COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN THE CRITICAL VIEWSHED FOR THE INSTALLATION OF HORIZONTAL DRAINS INTO THE SLOPE EAST OF HIGHWAY 1 AT POST-MILES 46.9 AND 50.0; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPE GREATER THAN 30 PERCENT; 3) DESIGN APPROVAL; AND GRADING CONSISTING OF APPROXIMATELY 215 CUBIC YARDS OF CUT AND 70 CUBIC YARDS OF FILL. THE PROPERTIES ARE LOCATED AT PM 46.9 AND PM 50.0, HIGHWAY 1 RIGHT OF WAY (ASSESSOR'S PARCEL NUMBERS 000-000-000-000, 419-031-002-000, AND 159-021-007-000), BIG SUR, COASTAL ZONE.

Project planner Joe Sidor presented the project and read two corrections to the staff report into the record. Copies of LUAC minutes for the project were presented to the Zoning Administrator.

Public Comment: Ryelle Leverett, applicant, accepted to conditions and corrections.


The Zoning Administrator approved the project.

E. OTHER MATTERS - None.

F. ADJOURNMENT - 2:06 p.m.

Date Adopted: November 12, 2009

ATTEST:



Mike Novo, Zoning Administrator
MN/ca