

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
THURSDAY, DECEMBER 10, 2009**

MINUTES

1:30 P.M.

A. ROLL CALL - 1:30 P.M

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

B. PUBLIC COMMENTS - None

C. APPROVAL OF MINUTES: August 27, October 8, October 29, and November 12, 2009

Only the August 27, 2009 minutes were approved by the Zoning Administrator

D. DESIGN APPROVALS

- 1. 1:30PM - DUMONT MARK T & CARINA E DUMONT - DA080092**
PLANNING AREA: GREATER MONTEREY PENINSULA AREA. PROJECT PLANNER: ELISA CAVALIERE. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: DESIGN APPROVAL TO ALLOW THE DEMOLITION OF AN EXISTING 450 SQUARE FOOT DETACHED GARAGE; AND FOR THE CONSTRUCTION OF A NEW 462 SQUARE FOOT ATTACHED GARAGE, A 1,702 SQUARE FOOT FIRST FLOOR ADDITION, A 27 SQUARE FOOT COVERED ENTRY PORCH, 140 SQUARE FEET OF GARDEN WALLS, A 15 LINEAR FOOT 8-FOOT HIGH TRELLIS, AN 80 SQUARE FOOT 2ND STORY BALCONY ADDITION, A 607 SQUARE FOOT INTERIOR REMODEL, A NEW EXTERIOR FIRE PIT AND FOUNTAIN, A NEW WROUGHT IRON GATE AND STONE PILASTERS TO AN EXISTING TWO-STORY SINGLE FAMILY DWELLING. COLORS AND MATERIALS TO MATCH EXISTING RESIDENCE AND AS CONDITIONED BY THE HISTORIC RESOURCES REVIEW BOARD. THE PROPERTY IS LOCATED AT 988 CUSTOMS ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-263-017-000), GREATER MONTEREY PENINSULA AREA.

Project planner Craig Spencer presented project.

Zoning Administrator made correction to Finding 1 (HRRB.)

No public comment.

The Zoning Administrator approved project.

2. 1:30PM -LINDEN TOM TR ET AL -DA090260

PLANNING AREA: GREATER MONTEREY PENINSULA AREA. PROJECT PLANNER: DELINDA ROBINSON. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: DESIGN APPROVAL TO AMEND PREVIOUSLY APPROVED DESIGN APPROVAL DA080411 TO: 1) REDUCE THE NUMBER OF DORMERS FROM NINE TO SEVEN; 2) TO MODIFY THE STYLE OF DORMERS TO AN "EYEBROW" STYLE; AND 3) TO INCREASE THE HEIGHT OF THE RESIDENCE FROM 24' 3 1/4" TO 25'-11" TALL. THE PROPERTY IS LOCATED AT 1051 RODEO ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-322-012-000), GREATER MONTEREY PENINSULA AREA PLAN.

Staff requested a continuance by memo to date January 14, 2009 because applicant did not receive notices.

No public comment.

The Zoning Administrator granted continuance to January 14, 2009.

E. SCHEDULED ITEMS

3. 1:35PM - SUAREZ STAN - PLN080285

PLANNING AREA: CENTRAL SALINAS VALLEY AREA. PROJECT PLANNER: LUCY BERNAL. ENVIRONMENTAL STATUS: TBD. PROJECT DESCRIPTION: AMENDMENT TO A PREVIOUSLY APPROVED USE PERMIT (PLN020015) FOR AN AGRICULTURE SUPPORT FACILITY TO INCLUDE PROXIMALLY 6.5 ACRES ON-SITE PALLET STORAGE, AND 2 ACRES OF CARTON BOXES FOR STORAGE AND CLEAR CODE ENFORCEMENT CASE NUMBER CE 070211. THE PROPERTY IS LOCATED AT 32740 CAMPHORA GLORIA ROAD, SOLEDAD (ASSESSOR'S PARCEL NUMBER 257-031-014-000) CENTRAL SALINAS VALLEY AREA PLAN. RECOMMENDED ACTION: APPROVE PROJECT

Project planner Lucy Bernal presented project.

Staff made correction to the amount of square footage throughout report with errata and Traffic reports were presented. Public Works representative, Chad Alinio stated there were no significant impacts, no extra trips would be made and Public Works concurred with the Higgins Report.

Joel Panzer, representative for applicant discussed the traffic issues and read into the record a portion of the findings from the traffic consultant. Representative requested to delete conditions 4, 5 and 6.

The Zoning Administrator inquired about additional parking. Staff and Public Works concurred that additional parking would be required.

Janna Faulk, Environmental Health discussed the need for adding the two conditions to the permit. The Zoning Administrator inquired about the landscaping along side the building. The

Applicant stated that the trees were planted for screening and was part of a previous permit. The Zoning Administrator asked that a landscape condition be added and the applicant concurred. Staff stated there are some additional comments regarding the old permit.

No public comment.

The Zoning Administrator approved the project with all amendments and revisions.

- 4. 1:40PM - J & J ARMSTRONG LP (REG WATER) - PLN090193**
PLANNING AREA: GREATER MONTEREY PENINSULA AREA. PROJECT PLANNER: ERIC SNIDER. ENVIRONMENTAL STATUS: ENVIRONMENTAL IMPACT REPORT PREPARED. PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT CONSISTING OF A: 1) USE PERMIT TO ALLOW INSTALLATION OF A RECLAIMED WATER PIPELINE FOR THE REGIONAL URBAN WATER AUGMENTATION PROJECT ACROSS THE ARMSTRONG RANCH AND; 2) AN ADMINISTRATIVE PERMIT FOR DEVELOPMENT IN A SITE REVIEW DISTRICT. (ASSESSOR'S PARCEL NUMBERS 175-011-031-000 & 175-011-038-000), GREATER MONTEREY PENINSULA AREA PLAN.
RECOMMENDED ACTION: APPROVE PROJECT

Project Planner Eric Snider presented project.

Leslie Dumas, representative for Regional Urban Water Augmentation Project (RUWAP), agreed to the conditions.

No public comment

The Zoning Administrator approved the project.

- 5. 1:45PM -STARKMAN TIMOTHY - PLN090183**
PLANNING AREA: TORO AREA. PROJECT PLANNER: VALERIE NEGRETE. ENVIRONMENTAL STATUS: TBD. PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT TO ALLOW: 1) A USE PERMIT TO ALLOW DEVELOPMENT ON SLOPES OF OVER 30% FOR A NEW CIRCULAR DRIVEWAY AND CONSTRUCTION OF A 1,200 SQUARE-FOOT DETACHED FOUR-CAR GARAGE AND WORKSHOP WITH A 186 SQUARE FOOT RETAINING WALL AND GRADING OF APPROXIMATELY 250 CUBIC YARDS OF CUT/ 230 CUBIC YARDS OF FILL, AND 2) AN ADMINISTRATIVE PERMIT FOR THE DEVELOPMENT IN A "VS" VISUALLY-SENSITIVE DISTRICT. THE PROJECT IS LOCATED AT 25319 CAMINO DE CHAMISAL, SALINAS (ASSESSOR'S PARCEL NUMBER 161-562-003-000), TORO AREA PLAN.
RECOMMENDED ACTION: APPROVE PROJECT

Taven Kinison-Brown, presented project for the project planner Valerie Negrete. Staff discussed the changes presented in the errata for the project.

Margie Ingram-Vielas, representative for applicant agreed to all conditions and changes presented in the errata.

Public Comment: Dave Willham

The Zoning Administrator approved the project with revisions.

6. 1:50PM - JOHNSON ROBERT A & SHEILA R JO - PLN090270

PLANNING AREA: CARMEL AREA. PROJECT PLANNER: BRITTANY ARMER. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE FOR SITE IMPROVEMENTS THAT INCLUDE: A 806 SQUARE- FOOT COBBLESTONE DRIVEWAY, A 552 SQUARE- FOOT FRONT PATIO, A NEW OUTDOOR SHOWER, INSTALLATION OF LANDSCAPING, PERIMETER FENCE AND ACCESS GATES. THE PROPERTY IS LOCATED AT 26309 OCEAN VIEW AVENUE, CARMEL (ASSESSOR'S PARCEL NUMBER 009-431-034-000), COASTAL ZONE. RECOMMENDED ACTION: APPROVE PROJECT

Project planner Brittany Armer presented the project.

Steve Krebs, representative for applicants agree to the conditions.

Environmental Health representative Janna Faulk discussed the outdoor shower with applicant.

No public comment.

The Zoning Administrator approved project.

7. 1:55PM - CALTRANS - PLN090295

PLANNING AREA: CARMEL AREA. PROJECT PLANNER: ANNA QUENGA. ENVIRONMENTAL STATUS: NEGATIVE DECLARATION PREPARED. PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW MAJOR VEGETATION REMOVAL (APPROXIMATELY 1,600 SQUARE FEET OF DISTURBED AREA); AND 3) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE. DEVELOPMENT CONSISTS OF REPLACING AN EXISTING 50 FOOT LONG, 36-INCH CULVERT PIPE WITH A 48 FOOT LONG 48-INCH CORRUGATED STEEL CULVERT PIPE, A GABION BASKET ENERGY DISSIPATER, DEBRIS RACK, AND ASSOCIATED EXCAVATION. THE PROPERTY IS LOCATED ON HIGHWAY 1 AT PM 68.9 (ADJACENT TO ASSESSOR'S PARCEL NUMBER 241-202-003-000), CARMEL LAND USE PLAN AREA, COASTAL ZONE. RECOMMENDED ACTION: ADOPT NEGATIVE DECLARATION AND APPROVE PROJECT.

Project planner Anna Quenga presented project.

Cathy Stettler and Lance Gorman, Caltrans representatives Public Comment: Ed Chiles, The Zoning Administrator considered ND and approved the project

Zoning Administrator stated that they are working with only conditions 9, 10, and 11. Zoning Administrator asked about the hours being worked. Gorman stated that hours of operation have not been established but they will be put into place. Zoning Administrator modified hours and the neighbors should be notified of hours worked. Public Works requested a Traffic Management Plan.

E. OTHER MATTERS

Janna Faulk from Environmental Health stated that Nicki Silva will be the Environmental Health representative starting in January.

F. ADJOURNMENT - 3:23 p.m.

Date Adopted: January 28, 2010

ATTEST



Mike Novo, Zoning Administrator

MN/ca