

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
THURSDAY, FEBRUARY 25, 2010
MINUTES
1:30 P.M.**

A. ROLL CALL

Present: Jacqueline Onciano, Acting Zoning Administrator
Michael Trapani, Water Resources Agency
Nicole Silva, Environmental Health
Absent: Chad Alinio PW was absent.

B. PUBLIC COMMENTS - None

C. APPROVAL OF MINUTES - None

D. SCHEDULED ITEMS

1. POPE MICHAEL C - PLN090273

PLANNING AREA: DEL MONTE FOREST. **PROJECT PLANNER:** DELINDA ROBINSON.
ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. **PROJECT DESCRIPTION:**
COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT FOR A 488 SQUARE FOOT ADDITION, WHICH IS GREATER THAN 10% OF THE FLOOR AREA OF AN EXISTING 3,011 SQUARE FOOT SINGLE FAMILY DWELLING; 2) A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 100 FEET OF AN ENVIRONMENTALLY SENSITIVE HABITAT; AND 3) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 1110 SPYGLASS WOODS DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-562-015-000), SOUTH OF WILDCAT CANYON ROAD, DEL MONTE FOREST AREA, COASTAL ZONE.

Project planner Delinda Robinson presented project. Staff read into record changes to Condition #1.

John Matthams, representative for the applicant Michael C. Pope, agreed with conditions.

No public comment

The Zoning Administrator approved the project with conditions and changes as stated.

2. JAGGERS KURT R & SUZANNE K JAGGERS TRS - PLN090253

PLANNING AREA: CARMEL LAND USE PLAN. **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 4,343 SQUARE FOOT SINGLE FAMILY DWELLING WITH AN ATTACHED 429 SQUARE FOOT GARAGE, AND THE CONSTRUCTION OF A NEW 5,080 SQUARE FOOT SINGLE FAMILY DWELLING WITH AN ATTACHED 670

SQUARE FOOT GARAGE AND 644 SQUARE FEET OF DECK; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPE GREATER THAN 30 PERCENT; 4) A VARIANCE FROM THE 18-FOOT HEIGHT LIMIT TO ALLOW A HEIGHT ABOVE AVERAGE NATURAL GRADE OF APPROXIMATELY 21.7 FEET (NET REDUCTION OF APPROXIMATELY 1.6 FEET FROM THE EXISTING RESIDENCE); 5) DESIGN APPROVAL; AND GRADING CONSISTING OF APPROXIMATELY 1,010 CUBIC YARDS OF CUT AND 200 CUBIC YARDS OF FILL (NET EXPORT OF APPROXIMATELY 810 CUBIC YARDS). THE PROPERTY IS LOCATED AT 2741 CALLE LA CRUZ, CARMEL (ASSESSOR'S PARCEL NUMBER 243-031-033-000), CARMEL MEADOWS, CARMEL LAND USE PLAN AREA, COASTAL ZONE.

Project planner Joe Sidor requested to trail the item and bring it forth after Item #3.

The Zoning Administrator trailed the item to be heard after Item #3.

3. REDLICH CHRISTOPHER JR TR - PLN090387

PLANNING AREA: CARMEL POINT. **PROJECT PLANNER:** JOE SIDOR. **ENVIRONMENTAL STATUS:** CATEGORICALLY EXEMPT. **PROJECT DESCRIPTION:** AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PLN090097) 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. THIS AMENDMENT WILL CONSIST OF THE INSTALLATION OF A 52,332 GALLON CISTERN BELOW THE APPROVED DRIVEWAY, AND GRADING CONSISTING OF 1,400 CUBIC YARDS OF CUT AND 930 CUBIC YARDS OF FILL (ZERO NET EXPORT DUE TO COMPACTION). THE PROPERTY IS LOCATED AT 26221 HILLTOP PLACE, CARMEL (ASSESSOR'S PARCEL NUMBER 009-451-002-000), CARMEL POINT AREA, COASTAL ZONE.

Project planner Joe Sidor presented project.

Nicole Silva, Environmental Health representative stated the changes made to their conditions including adding another condition. The Zoning Administrator stated that Condition #2 should reflect the correct amount of conditions, which are now 24 instead of 23.

Vera Gates, applicant, agreed to all conditions including the new and revised conditions.

Public Comment: None

The Zoning Administrator approved the project including all revisions and new conditions.

2. JAGGERS KURT R & SUZANNE K JAGGERS TRS - PLN090253

PLANNING AREA: CARMEL LAND USE PLAN. **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 4,343 SQUARE FOOT SINGLE FAMILY DWELLING WITH AN ATTACHED 429 SQUARE FOOT GARAGE, AND THE CONSTRUCTION OF A NEW 5,080 SQUARE FOOT SINGLE FAMILY DWELLING WITH AN ATTACHED 670 SQUARE FOOT GARAGE AND 644 SQUARE FEET OF DECK; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPE GREATER THAN 30 PERCENT; 4) A VARIANCE FROM THE 18-FOOT HEIGHT LIMIT TO ALLOW A HEIGHT ABOVE AVERAGE NATURAL GRADE OF APPROXIMATELY 21.7 FEET (NET REDUCTION OF APPROXIMATELY 1.6 FEET FROM THE EXISTING RESIDENCE); 5) DESIGN APPROVAL; AND GRADING CONSISTING OF APPROXIMATELY 1,010 CUBIC YARDS OF CUT AND 200 CUBIC YARDS OF FILL (NET EXPORT OF APPROXIMATELY 810 CUBIC YARDS). THE PROPERTY IS LOCATED AT 2741 CALLE LA CRUZ, CARMEL (ASSESSOR'S PARCEL NUMBER 243-031-033-000), CARMEL MEADOWS, CARMEL LAND USE PLAN AREA, COASTAL ZONE.

Project planner Joe Sidor presented project.

Jon Erlandson, architect for the applicant, Kurt and Suzanne Jagers, agreed to all conditions.

Public Comment: Larry Casner, Mr. Keesler, Stephen Leikas

The Zoning Administrator clarified there is no policy that protects viewsheds and that findings have not been made to grant the variance. Staff requested a continuance of the project to address the issues of granting special privileges and a variance.

Nicole Silva, Environmental Health representative, stated conditions of approval will be added regarding the cisterns.

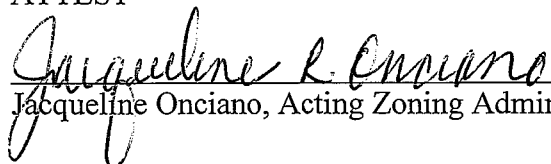
The Zoning Administrator continued the item to March 25, 2010.

E. OTHER MATTERS - None

F. ADJOURNMENT - 2:44 p.m.

Date Adopted: July 29, 2010

ATTEST



Jacqueline Onciano, Acting Zoning Administrator
JO/ca