

FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
THURSDAY, APRIL 8, 2010
MINUTES
1:30 P.M.

A. ROLL CALL

Present: Mike Novo, Zoning Administrator
Michael Trapani, Water Resources Agency
Nicole Silva, Environmental Health
Chad Alinio, Public Works
Jacqueline Onciano, Acting Zoning Administrator (Item #5 only)

B. PUBLIC COMMENTS - None

C. APPROVAL OF MINUTES - None

D. SCHEDULED ITEMS

1. HOUGHAM ANN E - PLN070282

PLANNING AREA: CENTRAL SALINAS VALLEY. **PROJECT PLANNER:** DANIEL LISTER.
ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. **PROJECT DESCRIPTION:**
ADMINISTRATIVE PERMIT TO ALLOW THE TRANSIENT USE OF RESIDENTIAL PROPERTY
FOR REMUNERATION PURPOSES FOR ONE FAMILY OR A GROUP OF INDIVIDUALS, NOT TO
EXCEED 20 PERSONS AT A TIME. THE USE INCLUDES THE TRANSIENT RENTAL (NOT LESS
THAN 7 DAYS NOR MORE THAN 30 CONSECUTIVE DAYS) OF EXISTING HISTORICAL
STRUCTURES AND THE PREMISES FOR A TOTAL NOT TO EXCEED 75 PERCENT OF THE
YEAR. THE STRUCTURES INCLUDE A 2,750 SQUARE FOOT SINGLE FAMILY RESIDENCE, A
DETACHED 735 SQUARE FOOT COTTAGE AND A DETACHED 220 SQUARE FOOT GUEST
ROOM. NO ADDITIONAL CONSTRUCTION, GRADING OR TREE REMOVAL IS PROPOSED FOR
THIS USE. THE PROPERTIES ARE LOCATED AT 46005 ARROYO SECO ROAD, GREENFIELD
(ASSESSOR'S PARCEL NUMBERS 419-441-005-000 AND 419-441-006-000), CENTRAL
SALINAS VALLEY AREA.

Project Planner Dan Lister presented project.

The Zoning Administrator cleared Condition #10 of the project and there is not a time limit placed on the project.

2. WATER WEST CORPORATION - PLN080501

PLANNING AREA: NORTH COUNTY AREA - COASTAL ZONE. **PROJECT PLANNER:** LIZ
GONZALES. **ENVIRONMENTAL STATUS:** CATEGORICALLY EXEMPT. **PROJECT
DESCRIPTION:** COASTAL DEVELOPMENT PERMIT TO ALLOW THE INSTALLATION OF A
MANGANESE AND IRON TREATMENT FACILITY AT AN EXISTING PUBLIC WELL STATION.
THE PROJECT IS LOCATED AT 335 BERRY ROAD NEAR WILLOW ROAD IN LAS LOMAS
(ASSESSOR'S PARCEL NUMBER 119-101-027-000), NORTH COUNTY AREA, COASTAL
ZONE.

Project Planner Elizabeth Gonzales presented project.

Public Comment: Randy Rodham, applicant agreed with conditions.

The Zoning Administrator approved the project including corrections.

3. POLLACK MICHAEL A & ALISON C - PLN090058

PLANNING AREA: GREATER MONTEREY PENINSULA AREA. **PROJECT PLANNER:** ERIC SNIDER. **ENVIRONMENTAL STATUS:** CATEGORICALLY EXEMPT. **PROJECT DESCRIPTION:** COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) AN ADMINISTRATIVE PERMIT FOR DEVELOPMENT IN A SITE PLAN REVIEW DISTRICT TO ALLOW THE CONSTRUCTION OF A 3,750 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING WITH A DETACHED 1,705 SQUARE FOOT THREE-CAR GARAGE (981 SQUARE FEET) AND CARETAKER'S UNIT (724 SQUARE FEET) 2) AN ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A 724 SQUARE FOOT CARETAKER'S UNIT; AND 3) DESIGN APPROVAL FOR DEVELOPMENT IN A DESIGN REVIEW DISTRICT. THE PROPERTY IS LOCATED AT 70 CHAMISAL PASS ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 239-102-031-000), GREATER MONTEREY PENINSULA AREA.

Project planner Eric Snider discussed project.

Public Comment: Cynthia Spellacy of Stoker & Allaire, agreed with conditions.

The Zoning Administrator considered the certified Environmental Impact Report and approved the project.

4. ROTH NEAL A & VICKI - PLN090094

PLANNING AREA: GREATER MONTEREY PENINSULA AREA. **PROJECT PLANNER:** ERIC SNIDER. **ENVIRONMENTAL STATUS:** CATEGORICALLY EXEMPT. **PROJECT DESCRIPTION:** CONTINUED FROM 3/25/10. VARIANCE TO ALLOW ADDITIONAL FLOOR AREA RATIO ON THE SUBJECT PROPERTY AND DESIGN APPROVAL TO ALLOW A 323 SQUARE FOOT ADDITION TO AN EXISTING 3,618 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING. ALLOWED FLOOR AREA RATIO IS 35%, EXISTING FLOOR AREA RATIO IS 34% AND PROPOSED FLOOR AREA RATIO WOULD BE 38%. COLORS AND MATERIALS TO MATCH EXISTING. REMOVAL OF ONE OAK TREE. THE PROJECT IS LOCATED AT 953 SAND DUNES ROAD, PEBBLE BEACH (ASSESSORS PARCEL NUMBER: 007-251-009-000), GREATER MONTEREY PENINSULA AREA PLAN

Project planner Eric Snider presented project.

Anthony Lombardo, representative for applicant agreed with conditions.

Public Comment: Ken Sutton, Christine Hoberg

The Zoning Administrator denied the application.

Break 2:25 p.m. - Reconvene 2:52 p.m.

Jacqueline Onciano was Acting Zoning Administrator for the following project.

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

PLANNING AREA: CARMEL LAND USE PLAN. **PROJECT PLANNER:** JOE SIDOR.

ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. **PROJECT DESCRIPTION:**

CONTINUED FROM 3/25/10. 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 Joseph Sidor presented project.

Anthony Lombardo, representative for applicant, requested approval of the project according to previous staff report. Jon Erlandson presented an illustration of the height limit in exception for a variance

The Zoning Administrator approved the Combined Development Permit with all changes and modifications and denied the Variance portion of the project.

E. OTHER MATTERS - None

F. ADJOURNMENT - 3:04 p.m.

Date Adopted: July 29, 2010

ATTEST


Mike Novo, Zoning Administrator

MN/JO/ca