

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
THURSDAY, JULY 29, 2010
MINUTES**

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

Present: Mike Novo, Zoning Administrator, Roger VanHorn, Environmental Health, Chad Alinio, Public Works, and Michael Trapani, Water Resources Agency

B. PUBLIC COMMENTS - None

C. APPROVAL OF MINUTES - January 14, 28; February 11, 25; March 11, 25; April 8; May 13, 27, and June 10, 2010

The Zoning Administrator approved the minutes of January 14, 28, February 11, 25, March 11, 25, April 8, May 13, 27, and June 10, 2010.

D. DESIGN APPROVALS

1. **SUCHY DANIEL R & JOANN TRS - PLN100068. Planning Area:** Greater Monterey Peninsula Area Plan. **Project Planner:** Maria Lopez. **Environmental Status:** Categorically Exempt. **Project Description:** Design Approval to allow the demolition of an existing single family residence and the construction of a two-story 2,746.40 square foot single family residence and 490.60 square foot garage on a 9,250 square foot parcel. Grading is approximately 100 cubic yards cut and 50 cubic yards fill. The property is located at 1046 Rodeo Road, Pebble Beach (Assessor's Parcel Number 007-323-012-000), Greater Monterey Peninsula Area Plan.

Project Planner Maria Lopez presented project.

Chris Bouquet, architect for project.

Public Comment: None

The Zoning Administrator approved the Design Approval.

2. **SUCHY DANIEL R & JOANN TRS - PLN100126. Planning Area:** Greater Monterey Peninsula Area Plan. **Project Planner:** Maria Lopez. **Environmental Status:** Categorically Exempt. **Project Description:** Design Approval to allow the construction of a two-story 2,740.30 square foot single family residence and a 497 square foot attached garage. Materials and colors consist of broken arrow stucco (body), Middlebury brown (trim), rustic finish (doors and windows), and synthetic slate roof tiles (roof). Grading is approximately 100 cubic yards of cut and 50 cubic yards of fill. The property is located at 1046 rodeo road, pebble beach (Assessor's Parcel Number 007-323-012-000), Greater Monterey Peninsula Area Plan.

Project Planner Maria Lopez presented project.

Chris Bouquet, architect for applicant.

The Zoning Administrator approved the Design Approval.

E. SCHEDULED ITEMS

3. **SPANOS MICHAEL A TR - PLN090308 Planning Area:** Del Monte Forest, Coastal Zone. **Project Planner:** Joe Sidor. **Environmental Status:** Categorically Exempt. **Project Description:** Combined Development Permit Consisting Of: 1) A Coastal Administrative Permit For The Construction Of 25 Square Feet Of Additions To An Existing 4,751 Square Foot Single Family Dwelling, The Construction Of A 788 Square Foot Attached Garage, The Construction Of Approximately 400 Square Feet Of Outdoor Covered Entry, And The Construction Of Approximately 275 Linear Feet Of Retaining Walls; 2) A Coastal Development Permit To Allow Development Of Terraces, Stairs, And A Portion Of The Garage On Approximately 870 Square Feet Of Slope Greater Than 25 Percent; 3) A Variance From The Pescadero Watershed Structural And Impervious Surface Coverage Limitations To Allow The Conversion Of 8,182 Square Feet Of Impervious Surface Coverage (Areas Of Existing Driveway And Motor-Court) To 1,214 Square Feet Of Structural Coverage And 1,069 Square Feet Of Relocated Impervious Surface Coverage (Stairs And Terraces), Resulting In A Net Reduction Of 5,891 Square Feet From The Existing 15,054 Square Feet To A Proposed 9,163 Square Feet; 4) Design Approval (To Match Existing Colors And Materials); And Grading Consisting Of Approximately 1,000 Cubic Yards Of Cut And 1,000 Cubic Yards Of Fill (Zero Net Export). The Property Is Located At 1515 Riata Road, Pebble Beach (Assessor's Parcel Number 008-341-045-000), Del Monte Forest Area, Coastal Zone

Project Planner, Joe Sidor presented project.

Chris Bouquet, architect for applicant.

The Zoning Administrator approved the project.

4. **HARBOR CHAPEL INCORPORATED - PLN090044 Planning Area:** North County, Coastal. **Project Planner:** Liz Gonzales. **Environmental Status:** Categorically Exempt. **Project Description:** Coastal Development Permit To Allow The Installation And Connection Of Two 960 Square Foot Modular Units (Currently Stored On The Site) With A 160 Square Foot Bathroom Addition To Create A 2,080 Square Foot Conference Room Addition As Accessory Use To An Existing Church Along With Adding A New 1,500 Square Foot Septic System.

Project Planner, Elizabeth Gonzales presented project.

Belinda Taluban and Keith Barber, representatives for applicant gave overview of the use for the property.

Public Comment: None.

The Zoning Administrator approved the project with changes.

5. **HAWKINS SCOTT A & SUZAN F - PLN050678 Planning Area:** North County Coastal Zone. **Project Planner:** Liz Gonzales. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** Combined Development Permit Consisting Of 1) A Coastal Administrative Permit To Construct A New 5,405 Square Foot Single Family Dwelling With 101 Square Foot Porch, 739 Square Foot Deck And A 712 Square Foot Attached Garage, New Propane Tank, Two New 5,000 Gallon Water Tanks, New Septic System, And Grading (530 Cubic Yards Of Cut/530 Cubic Yards Of Fill); 2) Coastal Development Permit For The Removal Of Four Clusters And Three Coast Live Oak Trees (Ranging From 6 To 12 Inches In Diameter); And 3) Coastal Development Permit For Development Within 100 Feet Of Environmentally Sensitive Habitat To Clear Ce060151. The Project Is Located At 895 Elkhorn Road, Royal Oaks (Assessor's Parcel Number 181-151-005-000), North County Coastal Zone.

Project planner Elizabeth Gonzales presented project.

Michael Trapani, Water Resources Agency made changes to their conditions.

Scott Hawkins, property owner, agreed with conditions and the changes made by Water Resources Agency.

The Zoning Administrator adopted the Mitigated Negative Declaration with the Mitigation Monitoring and Reporting Plan and approved the project with changes.

6. **WHITTEN JOHN L - PLN090409 Planning Area:** North County Land Use Plan Area, Coastal Zone. **Project Planner:** Anna Quenga. **Environmental Status:** Exempt. **Project Description:** Coastal Administrative Permit To Allow The Construction Of A 2,224 Square Foot Manufactured Dwelling, A 1,984 Square Foot Metal Storage Building, Two (2) 5,000 Gallon Water Storage Tanks, And A Septic Disposal System. The Property Is Located At 19191 Karner Road, Castroville (Assessor's Parcel Number 131-073-034-000).

Project Planner Anna Quenga presented project.

Ray Schmitt, representative for applicant, agreed to all conditions including the changes.

Public Comment: Jim Valenzuela; Roger Orbolino; Patricia Yergen

The Zoning Administrator approved the project with changes.

7. **ANDERSON JAMES R & FARMER GAIL LEE TR - PLN100072 Planning Area:** Del Monte Forest Land Use Plan. **Project Planner:** Anna Quenga. **Environmental Status:** Exempt. **Project Description:** Combined Development Permit Consisting Of: 1) A Coastal Administrative Permit And Design Approval To Allow The Construction Of A Single Story 2,653 Square Foot Single Family Dwelling With An Attached 640 Square

Foot Garage And Grading (86 Cubic Yards Of Cut And 80 Cubic Yards Of Fill); And 2) A Coastal Development Permit To Allow The Removal Of 18 Monterey Pine Trees Consisting Of: 1 7-Inch, 2 8-Inch, 1 9-Inch, 1 10-Inch, 4 12-Inch, 4-Inch, 1 24-Inch Landmark, 2 30-Inch Landmark, And 2 36-Inch Landmark. Materials And Colors To Consist Of Light Green Stucco, White Trim, Color-Blended Slate Roofing, Color-Blended Stone Veneer, And Copper Gutters And Downspouts. The Property Is Located At 4088 Sunset Lane, Pebble Beach (Assessors' Parcel Number 008-121-005-000), Del Monte Forest Land Use Plan, Coastal Zone.

The Zoning Administrator continued project to August 12, 2010.

8. **COLT ROAD ASSOCIATES LLC - PLN070199. Planning Area:** Greater Monterey Peninsula Area. **Project Planner:** Steve Mason. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** Combined Development Permit: Design Approval And Administrative Permit To Allow The Construction Of A 2,648 Square Foot One Story Single Family Dwelling With An Attached 864 Square Foot Garage In The Visually Sensitive Or "Vs" District; And A Use Permit For The Removal/Relocation Of Twelve Oak Trees (8-12" Diameter) And Grading (Approximately 327 Cy Cut And 327 Cy Fill). The Project Is Located At 25993 Colt Road, Carmel Valley, Approximately 500 Feet North Of Colt Road And Saddle Road Intersection, Monterey (Assessor's Parcel Number 416-122-018-000), Greater Monterey Peninsula Area.

Project Planner Steve Mason presented project and discussed some corrections to conditions.

Gary Weigand, applicant accepted and agreed to conditions.

The Zoning Administrator adopted the Mitigated Negative Declaration with the Mitigation Monitoring and Reporting Plan and approved the project with changes.

9. **CASTROVILLE WATER DISTRICT - PLN090279. Planning Area:** North County Non-Coastal And Castroville Community Plan. **Project Planner:** Valerie Negrete. **Environmental Status:** Categorically Exempt Per Section 15303 (C) And (E). **Project Description:** Combined Development Permit Consisting Of A 1) Use Permit To Allow Castroville Community Services District To Construct A 2,800 Square Foot Metal Building For The Storage Of Sewer Maintenance Equipment And Vehicles; And 2) Use Permit For A Reduction In The Number Of Required Parking Spaces From 20 Spaces To 12 Spaces. The Property Is Located At 11301 Wood Street, Castroville (Assessor's Parcel Number 030-222-008-000), North County (Non-Coastal) Area Plan And Castroville Community Plan.

Senior Planner, Delinda Robinson, presented project.

Yvette Ottono representative for applicant accepted the conditions. Eric Tynan, District Manager, discussed the parking situation.

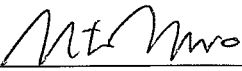
The Zoning Administrator approved the project with changes.

F. OTHER MATTERS - None

G. ADJOURNMENT - 2:51 p.m.

Date Adopted: September 30, 2010

ATTEST



Mike Novo, Zoning Administrator

MN/ca