

**FINAL  
MONTEREY COUNTY ZONING ADMINISTRATOR  
THURSDAY, OCTOBER 14, 2010  
MINUTES**

**A. ROLL CALL**

Present: Mike Novo, Zoning Administrator; Michael Trapani, Water Resources Agency; and Roger VanHorn, Environmental Health; Chad Alinio, Public Works (arrived at 1:35 p.m.).

Absent: None

**B. PUBLIC COMMENTS** - None

**C. APPROVAL OF MINUTES** - September 30, 2010

The Zoning Administrator approved the minutes of September 30, 2010.

**D. DESIGN APPROVAL**

**1. AUSONIO ANDREW P ET AL - PLN100357**

**Planning Area:** Greater Monterey Peninsula Area Plan. **Project Planner:** Lucy Bernal. **Environmental Status:** Exempt. **Project Description:** Design Approval to allow a major remodel/rebuild of a 2,053 square foot one-story single family dwelling to include a 4,052 square foot single story addition; a 1,583 square foot basement addition, a 289 square foot breezeway and porch; a 615 square foot two-car garage; and the removal of (3) Oak trees 6, 12, and 14 inches in diameter. Materials and colors consist of stucco siding (Frost-Beige), cement plaster windows and doors trim (Villita-Olive Green), recesses walls a wainscot base (Spanish Sand-Dark Beige), simulated slate concrete roof tiles (Grey Blend). Grading of approximately 310 cubic yards of cut and 310 cubic yards of fill). The property is located at 1531 Manor Road, Monterey (Assessor's Parcel Number 101-081-003-000), Greater Monterey Peninsula Area Plan.

Mike Novo, Zoning Administrator, presented the project

Public Comment: John Silva, representative, accepted the conditions.

The Zoning Administrator approved the design approval.

*Chad Alinio, Public Works, arrived.*

**E. SCHEDULED ITEMS**

**2. HARKER DENNIS - PLN070590**

**Planning Area:** Del Monte Forest LUP. **Project Planner:** Liz Gonzales. **Environmental Status:** Exempt. **Project Description:** Coastal Development Permit to allow structural alterations to a 544 square foot legal non-conforming guesthouse within

the Pescadero Watershed of Del Monte Forest. Structural alterations include an interior remodel, new doors and windows, expansion of existing patio and a Design Approval (colors and materials to match the existing single family residence). The project will include reducing impervious surfaces from 9,240 square feet to 3,567 square feet, bringing the property into conformance with the Pescadero Watershed impervious surface coverage limits. The property is located at 3399 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-392-005-000), Del Monte Forest Land Use Plan, Coastal Zone.

Project planner Elizabeth Gonzales presented the project.

Public Comment: John Mandurrigo, applicant's representative, accepted the conditions.

The Zoning Administrator approved the project.

**3. CALIFORNIA-AMERICAN WATER COMPANY - PLN100029**

**Planning Area:** Carmel LUP. **Project Planner:** Liz Gonzales. **Environmental Status:** Exempt. **Project Description:** Coastal Development Permit to replace a 100,000 gallon existing steel water storage tank with a new tank of the same size, a new wood post retaining wall surrounding the tank (4'6" to 8' in height); grading for the wall (124 cubic yards cut/11 cubic yards fill); and Design Approval (tank to be of same color and materials as existing). The property is located at 24739 Upper Trail, Carmel (Assessor's Parcel Number 009-142-010-000), Carmel Area Land Use Plan.

Project planner Elizabeth Gonzales presented the project.

Public Comment: Arman Gonzalez, applicant's representative, agreed to the conditions.

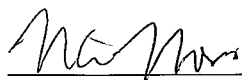
The Zoning Administrator approved the project with corrections and an update on the Land Use Advisory Committee vote.

**F. OTHER MATTERS** - None

**G. ADJOURNMENT** - 1:45 p.m.

Date Adopted: January 13, 2011

ATTEST



Mike Novo, Zoning Administrator

MN/ca