FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
THURSDAY, MARCH 31, 2011
MINUTES

A. ROLL CALL - 1:30 P.M

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

B. PUBLIC COMMENTS - None

C. APPROVAL OF MINUTES - January 13 and 27, 2011

The Zoning Administrator approved the minutes of January 13 and 27, 2011.

D. SCHEDULED ITEMS

1. EUREKA GROUP GP - PLN100163

Project Planner: Maria Lopez. **Environmental Status**: Exempt. **Project Description:** Combined Development Permit consisting of: 1) Administrative Permit and Design Approval for the construction of a 5,961 square foot three-story single family dwelling with an attached 799 square foot two car garage, 567 square feet of basement area and installation of a septic system; and 2) Use Permit for development on slopes greater than 25% to allow grading, including approximately 1,150 cubic yards of cut and 291 cubic yards of fill, to allow the construction of a portion of the proposed single family dwelling. The property is located at 520 Valenzuela Road, Carmel (Assessor's Parcel Number 103-011-023-000), Greater Monterey Peninsula Area Plan.

Roger VanHorn was the Environmental Health representative for this project.

Project Planner Maria Lopez presented the project.

Public Comment: Applicant Kenneth Nielson; Frank Dost, architect.

The Zoning Administrator approved the Combined Development Permit subject to findings and evidence and conditions recommended by staff with corrections.

Patrick Treffry was the Environmental Health representative for the remainder of the hearing.

2. HEAD STEVEN L ET AL - PLN040671

Project Planner: Laura Lawrence. **Environmental Status:** Exempt. **Project Description**: Combined Development Permit consisting of: Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the construction of a new 6,836 square-foot, two-story single family dwelling with an attached 837 square foot 3-car garage, a 121 square foot reflecting pool, a 735 square foot

deck, a 37 square foot covered entry, 244 linear feet of retaining walls (from 6 inches feet to 11.5 feet high), 138 linear feet of garden walls & planters, stone terrace, and grading consisting of approximately 2,500 cubic yards of cut and 200 cubic yards of fill; 2) a Coastal Development Permit for development within 750 feet of a known archaeological resource; 3) a Coastal Development Permit for development on slopes greater than 30% for the driveway access; and 4) a Coastal Administrative Permit to convert a test well (PLN040091) to a permanent well. The property is located at 2630 Ribera Road, Carmel (Assessor's Parcel Number 243-041-015-000), Carmel Meadows area, Coastal zone.

Project Planner Laura Lawrence presented the project and presented an errata memorandum.

Public Comment: Aengus Jeffers, applicant's representative.

The Zoning Administrator approved the Combined Development Permit.

3. MOELLENTINE NANCY MORLEY - PLN100443

Project Planner: Liz Gonzales. **Environmental Status**: Negative Declaration. **Project Description**: Design Approval to allow a remodel of an existing 2,704 square foot single family dwelling including a 965 square foot lower level family room/bedroom addition, a new 525 square foot second story master bedroom and two main floor cantilevered windows; colors and materials consist of tan stucco with exterior stone cladding, cedar stained wood beams and shutters, metal clad windows, bronze railing, copper gutters and American slate roofing materials; a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; a Variance to exceed allowable 35% lot coverage and allow existing legal non-conforming lot coverage of 37.5%, and grading consisting of approximately 150 cubic yards of cut. The property is located at 26195 Scenic Road, Carmel (Assessor's Parcel Number 009-422-023-000), Carmel Area Land Use Plan, Coastal Zone.

Project planner Elizabeth Gonzales presented the project.

Public Comment: Jun Sulliano, applicant's architect.

The Zoning Administrator adopted a Negative Declaration and approved the project.

4. STATE OF CALIFORNIA - PLN080112

Project Planner: Delinda Robinson. **Environmental Status:** Exempt. **Project Description:** Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval for the construction of a new 0.5 mile pedestrian trail (Post Creek Trail) including 2 wooden soldier pile retaining walls, 2 rock crib retaining walls, 2 open rock culverts and directional signs; 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 3) a Coastal Development Permit to allow development on slopes greater than 30%. The property is located in the Pfeiffer Big Sur State Park (Assessor's Parcel Numbers 419-031-029-000 and 419-031-002-000), Big Sur Land Use Plan, Coastal zone.

Project planner Delinda Robinson presented the project.

Public Comment: Larry Tierney, applicant representative.

The Zoning Administrator approved the Combined Development Permit.

5. **GIBCO PARTNERS LLC - PLN100424**
Project Planner: Paula Bradley. **Environmental Status:** Exempt. **Project Description:** A Combined Development Permit consisting of: 1) a Use Permit for Accessory Structures and uses prior to establishment of main use or structure; 2) an Administrative Permit for the construction of a two-story 9,304 square foot single family main residence with an attached 943 square foot garage, and a 3,265 square foot single-story second residential unit with a 1,647 square foot garage and storage area, in a Site Plan Review District, and 3) A Use Permit for Development on Slopes in Excess of 25%; and a Design Approval. Grading is approximately 20,700 cubic yards (10,350 cut and 10,350 cubic yards fill). The property is located at 27545 La Quintana, Carmel Valley (Assessor's Parcel Number 185-052-018-000), Carmel Valley Master Plan.
Recommended Action: Approve Project

Project planner Paula Bradley presented the project and presented an errata handout.

Public Comment: Anthony Lombardo, applicant's representative.

Michael Trapani, Water Resources Agency representative read into record changes to conditions 19 and 20.

The Zoning Administrator approved the Combined Development Permit.

6. **LEHMAN MICHAEL E TR - PLN050371**
Project Planner: Bob Schubert. **Environmental Status:** Mitigated Negative **Declaration Project Description**: (CONTINUED FROM FEBRUARY 24, 2011). Use Permit for a horse training and stabling facility that would add to existing uses on a 204-acre cattle ranch by constructing the following facilities: a) 2,160 square foot hay barn located on a pre-existing barn foundation pad; b) two semi covered horse stables with 26 stalls each and 73 temporary pens to board up to 125 horses; c) 40 foot diameter riding/training ring; d) 225 square foot horse washing area with an impervious pad draining into its own wastewater disposal system; e) three-bay compost facility; f) unpaved parking areas for approximately 25 vehicles; g) unpaved horse trailer parking area; h) grading consisting of approximately 1,500 cubic yards cut and 900 cubic yards fill and Design Approval. The existing facilities will remain. Water to the new facilities will be supplied from the existing well. The Use Permit would also allow up to 12 special events per year. "Events" are defined as horse training clinics by trainers who come to the Ranch for one to three days, usually on a weekend, to lead horse training exercises for a maximum of 25 participants. Participants would be allowed to pitch tents or sleep in their horse trailers or RVs during the events. The proposal includes the execution of an Animal Waste Management Plan. The property consists of two parcels currently under Williamson Act contract, located at 36105 Tassajara Road, Carmel Valley (Assessor's Parcel Numbers 197-251-002-000 and 418-293-049-000), approximately 1,600 feet south of the Tassajara Road and Carmel Valley Road intersection, Cachagua Area.

Project Planner Bob Schubert requested that the project be continued to April 14, 2011, instead of April 28, 2011.

The Zoning Administrator continued the project to April 14, 2011.

E. OTHER MATTERS - None

F. ADJOURNMENT - 2:46 p.m.

MN/ca

Date Adopted: April 28, 2011

ATTEST

Mike Novo, Zoning Administrator