

FINAL

**MONTEREY COUNTY ZONING ADMINISTRATOR HEARING
July 14, 2005
MINUTES**

The Monterey County Zoning Administrator Hearing met at 9:30 a.m. at the Board of Supervisors Chambers of the Courthouse at 240 Church Street, Salinas, California.

A. ROLL CALL

PRESENT:	Zoning Administrator	Mike Novo
	Environmental Health	John Hodges
	Public Works	Chad Alinio
	Water Resources	Al Mulholland
	Recording Secretary	Zena Zeres

B. COMMENT PERIOD: None.

C. APPROVAL OF MINUTES: 04/28/05 & 05/12/05

The Zoning Administrator approved the minutes for April 28, 2005 and May 12, 2005 with minor changes.

D. DESIGN APPROVALS:

1. RUSSO JAMES A JR & KATHRYN (DA050167)

The Zoning Administrator presented the Design Approval to allow the construction of a 3,675 square foot one-story single family dwelling with 1,050 square foot attached four-car garage. two separate retaining walls. The property is located at 803 Tesoro Court (Assessor's Parcel Number 173-074-032-000), north of Highway 68 near the intersection of Tesoro Court and Estrella Avenue, Greater Monterey Peninsula Area Plan.

Jim Tullis, Tullis Design, appeared on behalf of the applicants. There was no further public comment.

The Zoning Administrator approved the project as submitted.

E. SCHEDULED ITEMS:

2. CUTLER EDWARD W TR (PLN040693)

The Zoning Administrator presented the Variance to increase the maximum floor area ratio from 35% to 37.8%; and Design Approval to allow construction of a 317 sq. ft. second story addition on a two-story single family residence. The project is located at 2862 Oak Knoll Road, Pebble Beach.

Anthony Lombardo on behalf of the applicants requested approval of the project.

There was no further public comment.

After discussion, the Zoning Administrator forwarded the project to the Planning Commission for consideration.

3. FUENTES RAMON & LETICIA (PLN020446)

Bob Schubert presented the Combined Development Permit consisting of a Coastal Administrative Permit to allow for the construction of a new two-story single family dwelling (with 1,344 square foot of first floor habitable area, a 668 square foot understory garage, a 457 square foot porch, 1,699 square foot of second floor habitable area, and a 457 square foot second story deck), driveway, and associated grading; a Coastal Administrative Permit for a well; a Coastal Development Permit for development within 100' of environmentally sensitive habitat; and Design Approval. The property is located 1.6 miles due north-northeast from the intersection of Hall and Pini Roads (Assessor's Parcel Number 412-012-041-000), northerly of Pini Road, Las Lomas, North County Area, Coastal Zone.

There was no public comment.

The Zoning Administrator approved the continuance to July 28, 2005.

F. OTHER ITEMS: - None

G. ADJOURNMENT: The meeting was adjourned at 9:47 a.m.

ATTEST:

MIKE NOVO, ZONING ADMINISTRATOR

MN:zmz