

FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
JANUARY 12, 2006
MINUTES

The Monterey County Zoning Administrator hearing met at 9:30 a.m. in the Board of Supervisors Chambers at 168 West Alisal, Salinas, California.

A. ROLL CALL

Present:	Zoning Administrator	Mike Novo
	Environmental Health	John Hodges
	Public Works	Bryce Hori
	Water Resources	Al Mulholland
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: NONE

C. APPROVAL OF MINUTES: NONE

D. DESIGN APPROVALS - NONE

E. SCHEDULED ITEMS

1. WALLIS KIRK/DANIELLE R (PLN040438)

The Project Planner, Thom McCue, presented the Combined Development Permit consisting of a Coastal Administrative Permit for a 1,705 sq. ft. single family dwelling, a 576 sq. ft. attached garage, a domestic well, septic system, approximately 390 linear feet of retaining wall, and grading of approximately 1900 cubic yards of cut and 1900 cubic yards of fill; a Coastal Development Permit for the removal of four oak trees; and a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat (Maritime Chaparral). The property is located at 67 Tucker Road, Watsonville, Royal Oaks Area, North County, Coastal Zone.

Kirk Wallis agreed to the conditions.

After discussion, the Zoning Administrator adopted the Mitigated Negative Declaration w/Mitigation Monitoring Plan and approved the Combined Development Permit with changes as recommended by staff and with changes to Finding 2 and Conditions 1, 7, 9 and 18.

2. QUINTERO PATRICIA & CARLOS ROB (PLN040462)

The Zoning Administrator presented the Use Permit for installation of six new 8 ft. high wireless telecommunication antennae on an existing 102.5 ft. PG&E tower. The project includes an 11.5 x 20 x 10 ft. prefabricated equipment shelter mounted to a new concrete slab adjacent to the existing tower. The property is located at 17510 Ramadero Way, Castroville, approximately 4 miles northwest of the intersection of San Juan Road and Hwy 101, Aromas Area, North County Non-Coastal.

Public Comment: Christian Vince, Cheryl Beruman

After discussion, the Zoning Administrator approved the Use Permit with changes as recommended by staff and to Findings 1, 2 and 5.

3. TARR ROBERT AND DONNA (PLN050018)

Project Planner, Jody Lyons, presented the Combined Development Permit consisting of: an Administrative Permit for construction of a 643 sq. ft. addition to an existing 933 sq. ft. single family residence and removal of a 116 sq. ft. deck and construction of a new 483 sq. ft. deck; a Use Permit for development in the Carmel Valley Flood plain; and Design Approval. The property is located at 71 Paso Hondo, Carmel Valley, south of the Paso Mediano and Paso Hondo intersection, Carmel Valley Master Plan Area.

Cliff Cowles, representative, agreed to the conditions.

After discussion, the Zoning Administrator approved the Combined Development Permit with changes to Finding 1 and the deletion of Finding 3.

4. DAVIS CRAIG A & BETTY R. DAVIS (PLN050189)

Ramon Montano, Project Planner, presented the Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for a two-story, 1,913 sq. ft. addition to an existing two-story single family dwelling, including an 899 sq ft. four-car garage, a 1,014 sq. ft. second story addition; and related grading (less than 100 cubic yards); and 2) Coastal Development Permit for the removal of two protected Monterey Pine trees. The project is located at 1501 Viscaino Road, Pebble Beach, Del Monte Forest Area (Coastal Zone).

Ron Brown, representative, accepted the conditions.

After discussion, the Zoning Administrator approved the Combined Development Permit with changes to Findings 5 and 7, and the deletion of Condition #6.

5. LANE DON LLC (PLN050403)

The Zoning Administrator presented the amendment (PLN050403/Don Lane) to an approved Combined Development Permit (PLN020318/Dow) and Minor & Trivial amendment (PLN040496/Dekker). The original project consists of a Coastal Administrative Permit for the demolition of an existing 2,000 square foot residence and the construction of a new two-story single family dwelling with an attached garage and office/gym totaling 6,734 square feet plus a detached 640 square foot garage; a Coastal Development Permit for removing 16 native trees (11 oak/5 pine); and Design Approval. The revised project (PLN050403) would consist of including a Coastal Administrative Permit and Design Approval to replace the detached garage with a 425 square foot guest house within the same footprint of the approved garage structure.

After discussion, the Zoning Administrator approved the amendment to an approved Combined Development Permit with changes to Finding 1.

6. HALLER JOHN & LEIGH (PLN050494)

Paula Bradley, Project Planner, presented the Combined Development Permit including a Use Permit for development on slope greater than 30%; Administrative Permit for a one-story 3,680 square foot single-family dwelling with 765 square foot attached garage. Project is located at 320 Pasadera Court, Monterey, Greater Monterey Peninsula Area Plan.

Public Comment: Mark Thompson, Tom Arnold

After discussion, the Zoning Administrator approved the Combined Development Permit with changes to Finding 3 and the addition of a "VS" finding, and with changes to Conditions 5, 6 and 14 and a new condition for a traffic fee.

7. CARROLL DIANE (PLN050589)

Elisa Manuguerra presented the Administrative Permit and Design Approval for the demolition of an existing 1,832 sq. ft. single family dwelling and attached one car garage and construction of a three-story 2,478 sq. ft. single family dwelling with a 825 sq. ft. detached two-car garage, 495 sq. ft. guesthouse with a detached two-car garage, 1,312 sq. ft. barn, 384 sq. ft. workshop, 273 sq. ft. pool house, and grading (250 cu. yds. of cut and 300 cu. yds. of fill). The property is located at 520 Loma Alta Road, Carmel, Greater Monterey Peninsula Area.

George Brook-Kothlow, representative, agreed to the conditions.

After discussion, the Zoning Administrator approved the Administrative Permit with changes to Finding 1 and Conditions 1, 16, 27 and 37.

8. FIELD STEPHEN K & MARTY FIELD (PLN040573)

The Zoning Administrator presented the Combined Development Permit consisting of: a Coastal Administrative Permit to allow a 1,684 sq. ft. single family dwelling, 528 sq. ft. detached garage, 1,800 sq. ft. barn, corral, and grading (approximately 852 cubic yards cut and 626 cubic yards fill); and a Coastal Administrative Permit to allow small livestock farming (approximately 25 sheep). The property is located at 153 Walker Valley Road, Castroville, northerly of the intersection of Walker Valley Road and Bay View Road, North County Area, Coastal Zone.

Dennis McElroy, representative, accepted the conditions.

After discussion, the Zoning Administrator adopted the Mitigated Negative Declaration w/Mitigation Monitoring Plan and approved the Combined Development Permit with changes to Findings 1, 2, and 8 and to Conditions 26, 29, and the deletion of Condition 12.

9. EASTMAN TIM/ALEXANDRA (PLN050601)

Paula Bradley, Project Planner, presented the Variance to exceed the maximum lot coverage (5% allowed), 11.15% existing, 14.6% proposed) for a net 250 sq. ft. addition to an existing 1,899 sq. ft. single family dwelling on a .53 acre lot, in a F/40 zoning. The property is located at 116 Hunter Lane, Salinas, Greater Salinas Area.

Richard Rhodes, architect, accepted the conditions.

After discussion, the Zoning Administrator approved the Variance with changes to Finding 2 and changes to Conditions 1 and 2 and the addition of Condition EH11.

F. OTHER ITEMS: NONE

G. ADJOURNMENT: The meeting was adjourned at 12:37 p.m.

ATTEST:

MIKE NOVO, ZONING ADMINISTRATOR
MN:kb/ca