

FINAL  
MONTEREY COUNTY ZONING ADMINISTRATOR  
MARCH 30, 2006  
MINUTES

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

**A. ROLL CALL**

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

**B. PUBLIC COMMENT:** NONE

**C. APPROVAL OF MINUTES:** NONE

**D. DESIGN APPROVALS**

1. **ANASTASIA JOSEPH M TR ET AL (DA060005)**

A DESIGN APPROVAL TO ALLOW THE FOLLOWING REVISIONS TO A PREVIOUSLY APPROVED ADMINISTRATIVE PERMIT AND DESIGN APPROVAL (PLN030470): 1) ROOF REDESIGN FROM A FLAT SOD ROOF TO A PITCHED GABLED ENDED ROOF 2) SUBSTITUTE A SINGLE STORY DESIGN FOR THE PREVIOUSLY APPROVED TWO-STORY DESIGN 3) RELOCATION OF GARAGE AND DRIVEWAY OUT OF THE VIEWSHED 4) MATERIAL AND COLOR CHANGES TO EXTERIOR SIDING AND ROOF. THE PROPOSED CHANGES WOULD RESULT IN THE CONSTRUCTION OF 5,808 SQ. FT. ONE STORY SINGLE FAMILY DWELLING WITH A DETACHED 516 SQ. FT. TRELIS, AND A 902 SQUARE FOOT ATTACHED THREE-CAR GARAGE. MATERIALS AND COLORS OF: PLASTER WALLS (IVOIRE), EXPOSED WOOD TRIM, RAFTERS AND DOORS (CINNAMON), MISSION CLAY TILE (EARTH TONES). THE PROPERTY IS LOCATED AT 27050 UPPER FORTY DRIVE, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 416-082-041-000), AT THE INTERSECTION OF LOS LAURELES GRADE AND CAMINO ESCONDIDO ROAD, GREATER MONTEREY PENINSULA AREA.

Rod Mesquit, agent, agreed to the conditions with changes.

After discussion, the Zoning Administrator approved the Design Approval with changes.

2. **KRECHUNIAK AISHA A TR ET AL (DA060033)**

DESIGN APPROVAL TO ALLOW FOR THE DEMOLITION OF AN EXISTING 1,179 SQUARE FOOT ONE STORY SINGLE FAMILY DWELLING AND AN EXISTING 409 SQUARE FOOT DETACHED GARAGE. CONSTRUCTION OF A NEW 2,573 SQUARE FOOT TWO STORY SINGLE FAMILY DWELLING WITH A 513.6 SQUARE FOOT ATTACHED GARAGE, 272 SQUARE FEET OF COVERED

PORCHES, 243 SQUARE FOOT SECOND STORY DECK, 168 SQUARE FOOT SECOND STORY DECK, 314 SQUARE FEET OF PATIOS, 2 EXTERIOR FIREPLACES. MATERIALS AND COLORS: EXTERIOR STUCCO WALLS (KELLY MOORE/APPLE WHITE #OW206-1), CLAY BARREL TILE ROOF (RED MIXTURE), DOORS AND WINDOWS (NATURAL MAHOGANY COLOR). THE PROPERTY IS LOCATED AT 952 SAND DUNES ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-252-015-000), GREATER MONTEREY PENINSULA AREA.

Bill Medford agreed to the conditions.

After discussion, the Zoning Administrator approved the Design Approval.

#### **E. SCHEDULED ITEMS**

##### **3. LIMBACH CHARLES & SARA LYON (PLN050474)**

A USE PERMIT FOR DEVELOPMENT ON SLOPES IN EXCESS OF 30%. CONSTRUCTION OF APPROXIMATELY 75 FOOT LONG RETAINING WALL RANGING FROM 5' 4" TO 9' 3" FEET TALL AND REMODEL OF EXISTING BASEMENT (NON-HABITABLE SPACE) TO ADD BATHROOM AND INSIDE ACCESS STAIRS. THE PROJECT IS LOCATED AT 18950 PESANTE ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 125-082-023-000), NORTH COUNTY NON-COASTAL AREA.

Charles Limbach agreed to the conditions.

After discussion, the Zoning Administrator approved the Use Permit.

##### **4. BROKAW THOMAS W. (PLN050174)**

THIS ITEM WAS CONTINUED FROM MARCH 9, 2006. A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 2,304 SQUARE FOOT TWO-STORY BARN WITH 960 SQUARE FOOT LOFT. THE PROPERTY IS LOCATED AT 550 MAHER ROAD, ROYAL OAKS (ASSESSOR'S PARCEL NUMBER 127-401-005-000), SOUTH OF THE INTERSECTION OF MAHER AND ROYAL OAK ROADS, NORTH COUNTY LAND USE PLAN, COASTAL ZONE.

Elisa Manuguerra, Project Planner, made the presentation.

Tom Brokaw stated that the conditions are acceptable.

Public Comment: Judy Garrison

After discussion, the Zoning Administrator approved the Coastal Administrative Permit.

##### **5. JEWELL HENRY TR (PLN050689)**

A USE PERMIT FOR A USED CAR SALES DEALERSHIP IN AN EXISTING 5,000 SQ. FT. BUILDING (TENANT IMPROVEMENTS ONLY), WITH A 3,114 SQ. FT. OUTDOOR DISPLAY AREA, A 4,200 SQ. FT. OUTDOOR STORAGE AND ASSOCIATED SITE IMPROVEMENTS. THE PROPERTY IS LOCATED

NEAR 592 NORTH EL CAMINO REAL, SALINAS (ASSESSOR'S PARCEL NUMBER 113-082-003-000), GREATER SALINAS AREA.

Mark Stewart agreed to the conditions. Hori deleted Condition #7.

After discussion, the Zoning Administrator approved the Use Permit.

**6. HENNESSY FRANK (PLN040465)**

COMBINED DEVELOPMENT PERMIT CONSISTING OF: A COASTAL ADMINISTRATIVE PERMIT FOR A 3-STORY SINGLE FAMILY DWELLING (3,488 SQ. FT. FLOOR AREA) WITH ATTACHED GARAGE (444 SQ. FT.), A DETACHED GARAGE (280 SQ. FT.) , AN ON-SITE WELL, AND A SEPTIC SYSTEM DESIGN; A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON 30% SLOPE; A COASTAL ADMINISTRATIVE PERMIT FOR A DETACHED GUESTHOUSE (424 SQ. FT.);

After discussion, the Zoning Administrator approved the Combined Development Permit.

**F. OTHER ITEMS:** NONE

**G. ADJOURNMENT**

ATTEST:

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MIKE NOVO, ZONING ADMINISTRATOR

MN:kb/ca