

FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
APRIL 27, 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	Pat Treffrey
	Public Works	Bryce Hori
	Water Resources	Tom Moss
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: NONE

C. APPROVAL OF MINUTES: NONE

D. DESIGN APPROVALS (CONSENT)

1. GHERMAN RICHARD J/LAURA B TR (DA050435)

CONTINUED FROM 4/13/06. DESIGN APPROVAL TO ALLOW FOR THE DEMOLITION OF AN EXISTING 1,628 SQUARE FOOT SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A NEW 3,290 SQUARE FOOT ONE STORY SINGLE FAMILY DWELLING WITH BELOW GROUND 1,116 SQUARE FOOT GARAGE AND STORAGE AREA OF APPROXIMATELY 724 SQUARE FEET, HOT TUB, NEW FENCE AND A GATE UNDER 6 FEET. MATERIALS TO CONSIST OF STUCCO (ANTIQUE WHITE), CAST STONE (MIXED COLOR) FASCIA AND TRIM (MACADAMIA), WINDOW (MARVIN-PEBBLE GRAY), ROOF TILES (RECLAIMED), AND FRONT AND CARRIAGE DOORS (FRUITWOOD). THE SITE IS LOCATED AT 1164 ARROYO ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-531-012-000), EAST OF COLTON AND ARROYO INTERSECTION, MONTEREY PENINSULA COUNTRY CLUB, GREATER MONTEREY PENINUSLA AREA PLAN

Applicant's representative was present to answer questions.

After discussion, the Zoning Administrator approved the Design Approval.

2. CONTE FRANK J/LAUREL R (DA050525)

DESIGN APPROVAL (DA050525) APPLICATION FOR THE CONSTRUCTION OF A 5,395 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH A 1,887 SQUARE FOOT ATTACHED GARAGE. MATERIALS AND COLORS OF: STUCCO WALL SIDING (RICE GRAIN), WOOD DOORS (NACRE), WOOD WINDOWS, AND ASPHALT SHINLGE ROOFING (WEATHER WOOD). THE PROJECT IS LOCATED AT 106 CALERA CANYON ROAD, SALINAS. (ASESSOR'S PARCEL NUMBER 151-011-050-000), TORO AREA PLAN

Frank Conte was present.

After discussion, the Zoning Administrator deleted condition #8 and approved the Design Approval.

3. KAVANAUGH MARK/JULIE (DA060072)

DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A NEW 4,219 SQ FT SINGLE FAMILY DWELLING WITH AN ATTACHED 755 SQ FT 3-CAR GARAGE, DRIVEWAY OVER 50' IN LENGTH, 2 RETAINING WALLS, ASSOCIATED GRADING (APPROXIMATELY 1,000 CU YD CUT AND 150 CU YD FILL), AND MINOR DEVELOPMENT ON 30% SLOPES. MATERIALS AND COLORS TO CONSIST OF SPANISH TILE ROOFING (US TILE "STANDARD RED"); PLASTER WALLS (LA HABRA "ADOBE"); AND ALUMINUM CLAD EXTERIOR DOORS AND WINDOWS (KELLY-MOORE "DEEP GREEN"). THE PROEJCT IS LOCATED AT 316 PASADERA COURT (LOT 136), MONTEREY (ASSESSOR'S PARCEL NUMBER 173-074-062-000), PASADERA SUBDIVISION, NORTH OF MONTEREY SALINAS HIGHWAY AND EAST OF ESTRELLA AVENUE, GREATER MONTEREY PENINSULA AREA.

James Smith, architect, agreed to the conditions.

After discussion the Zoning Administrator deleted Condition #3 and approved the Design Approval.

E. SCHEDULED ITEMS

4. SHERAR ROBERT CODY/MARGARET (PLN050122)

USE PERMIT TO ALLOW FOR A NEW 50 FT. HIGH TELECOMMUNICATIONS FACILITY (TO REPLACE AN EXISTING 40 FT. HIGH FLAG POLE); AND DESIGN APPROVAL. THE PROJECT IS LOCATED 1/2 MILE SOUTH OF 916 CARMEL VALLEY ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 416-511-012-000), CARMEL VALLEY MASTER PLAN AREA.

David Lutes presented the project.

Public Comment: Robert Sherar, Pamela Novel, representative for Cingular; Michael Bolton

After discussion by the Zoning Administrator, the project was continued to May 11th to allow time to look at the slope, flagpole, etc.

5. JONES WALTER L FAMILY LP (PLN050734)

COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT FOR THE DEMOLITION OF AN EXISTING 2,788 SQUARE FOOT SINGLE FAMILY RESIDENCE AND THE CONSTRUCTION OF A NEW 3,569 SQUARE FOOT SINGLE FAMILY RESIDENCE; COASTAL ADMINISTRATIVE PERMIT FOR A NEW 425 SQUARE FOOT GUESTHOUSE AND AN ATTACHED 549 SQUARE FOOT GARAGE; RETAINING WALLS TO BE BUILT ON 30 PERCENT SLOPES, WITH APPROXIMATELY 310 CU. YDS. CUT/215 CU. YDS. FILL; A VARIANCE TO EXCEED THE 100' SETBACK FROM SEVENTEEN MILE DRIVE AND A VARIANCE TO EXCEED THE 50' MINIMUM ACCESSORY STRUCTURE SETBACK. THE PROPERTY IS LOCATED AT 3365 17 MILE DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-341-001-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Jeff Bonekemper, Project Planner, answered questions.

Michael Bolton, architect, agreed to the conditions.

After discussion by the Zoning Administrator, the Combined Development Permit was continued to May 11, 2006.

6. WHITFIELD ROY A/CAROL A TRS (PLN060002)

COMBINED DEVELOPMENT PERMIT FOR A COASTAL ADMINISTRATIVE PERMIT PER SECTION 20.68.040A FOR THE EXPANSION OF A LEGAL NON-CONFORMING STRUCTURE LOCATIONS AND HEIGHT, AND A VARIANCE FOR ADDITION TO THE 35 PERCENT LOT COVERAGE. NO GRADING OR FILLING IS PROPOSED FOR THE PROJECT. THE EXISTING TOWNHOUSE IS 1,574 SQ. FT., PROPOSED ADDITIONS TOTAL 292.5 SQ. FT. THE PROJECT IS LOCATED AT 292 MONTEREY DUNES WAY, CASTROVILLE (ASSESSOR'S PARCEL NUMBER 229-051-025-000), NORTH COUNTY COASTAL AREA.

Jeff Bonekemper, Project Planner, was present to answer questions.

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

7. PARKMAN ROBERT/VIRDETTE L BR (PLN050405)

COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO CONSTRUCT A NEW 810 SQUARE FOOT CARETAKER'S UNIT AND COASTAL DEVELOPMENT PERMIT TO REMOVE THREE MONTEREY PINES (ONE LIVING, TWO DEAD). MINIMAL CUT AND FILL IS REQUIRED (15 CU. YDS. CUT/ 15 CU. YDS. FILL). THE PROJECT IS LOCATED AT 1407 LISBON LANE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-231-013-000), DEL MONTE FOREST, COASTAL ZONE.

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

F. OTHER ITEMS: NONE

G. ADJOURNMENT: The meeting was adjourned at 10:35 a.m.

ATTEST:

MIKE NOVO, ZONING ADMINISTRATOR

MN:kb/ca