

**FINAL  
MONTEREY COUNTY ZONING ADMINISTRATOR  
AUGUST 31, 2006  
MINUTES**

The Monterey County Zoning Administrator hearing met at 9:10 a.m. in the Board of Supervisors Chambers of the Monterey County Government Center, 168 West Alisal Street, Salinas, California.

**A. ROLL CALL**

Present:	Zoning Administrator	Jeff Main
	Environmental Health	Roger Van Horn
	Public Works	Bryce Hori
	Water Resources	Al Mulholland
	Recording Secretary	Carol Allen

**B. PUBLIC COMMENT: NONE**

**C. APPROVAL OF MINUTES: August 10, 2006**

**D. DESIGN APPROVALS**

**1. MIKE/CHERYL HULL (DA060283)**

DESIGN APPROVAL TO ALLOW NEW 2,621 SQ FT ONE-STORY SINGLE FAMILY DWELLING, 705 SQ FT ATTACHED GARAGE, 1,500 SQ FT WORKSHOP & 780 SQ FT COVERED PORCH. MATERIALS & COLORS TO BE ROOF TILE (DARK CHARCOAL), HOUSE BODY PAINT (PLYMOUTH GRAY) & TRIM (SIERRA WHITE). THE PROPERTY IS LOCATED AT 17740 OLSON PLACE, SALINAS (ASSESSOR'S PARCEL NUMBER 133-023-002-000), NORTH OF THE INTERSECTION OF OLSON PLACE & PRUNEDALE SOUTH RD, NORTH COUNTY AREA PLAN.

The Zoning Administrator presented the Design Approval.

Public Comment: Applicant – Mike Hull

After discussion, the Zoning Administrator approved the Design Approval.

**2. ALFREDO M/SONIA R NOVOA (DA060295)**

CONTINUED FROM 7/27/06. DESIGN APPROVAL FOR THE CONSTRUCTION OF A 2,503 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED 1,197 SQUARE FOOT FOUR-CAR GARAGE, A 223 SQUARE FOOT COVERED PATIO, AND A 300 SQUARE FOOT PORCH. MATERIALS AND COLORS OF STUCCO (BONE, SAND, AND BEIGE) AND COMPOSITION SHINGLE. THE PROPERTY IS LOCATED AT 260 ESPINOSA ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 113-041-018-000)

The Zoning Administrator presented the Design Approval.

Public Comment: Contractor – Luis Contreras

After discussion, the Zoning Administrator approved the Design Approval.

**E. SCHEDULED ITEMS**

**3. GERALD P/DORIS R GINSBURG (PLN060027)**

COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR ADDITIONS OF GREATER THAN 10% TO EXISTING SINGLE FAMILY HOUSE (1,374 SQ. FT.); AND A COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF THREE OAK TREES. THE PROPERTY IS LOCATED AT 3265 ONDULADO ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-442-006-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Jeff Main, the Zoning Administrator, for the record stated that his name is on the agenda as the Project Planner because the planner for the project was no longer employed.

Public Comment: Applicant – Daryl Hawkins agreed with conditions and lowered number of trees to be cut.

After discussion, the Zoning Administrator approved the project.

**4. JAMES F/SUSAN H JORDAN TR (PLN060032)**

COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE DEMOLITION OF AN EXISTING 980 SQ. FT. SINGLE FAMILY RESIDENCE AND THE CONSTRUCTION OF A NEW 7,873 SQ. FT. THREE-STORY SINGLE FAMILY RESIDENCE AND 768 SQ. FT. THREE-CAR GARAGE; AND A COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF ONE 24" MULTI TRUNCATED MONTEREY PINE TREE AND ONE 16" MONTEREY CYPRESS. GRADING INCLUDES 706 CUBIC YARDS OF CUT MATERIAL TO BE DISPERSED ON SITE. THE PROPERTY IS LOCATED AT 1668 CRESPI LANE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-392-006-000), DEL MONTE FOREST AREA, COASTAL ZONE.

The Project Planner, Shandell Frank presented the project.

Public Comment: Representative for Applicant – David Stoker, agreed with conditions.

After discussion, the Zoning Administrator approved the project.

**5. J D HAALAND CONSTRUCTION, INC. (PLN060086)**

CONTINUED FROM 8/10/06. COMBINED DEVELOPMENT PERMIT CONSISTING OF AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW FOR THE CONSTRUCTION OF A 3,257 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING, A 922 SQUARE FOOT ATTACHED GARAGE, 279 SQUARE FEET OF COVERED PORCHES, 140 SQUARE FEET OF DECKING AND ASSOCIATED GRADING (910 CUBIC YARDS OF CUT AND 32 CUBIC YARDS OF FILL) WITHIN AN "S" DISTRICT AND A USE PERMIT TO ALLOW THE REMOVAL OF FOUR PROTECTED OAK TREES. THE PROJECT IS LOCATED AT 5980 SHERRY LEE LANE, SALINAS (ASSESSOR'S PARCEL NUMBER 129-113-032-000), NORTHWEST OF THE INTERSECTION OF SHERRY LEE AND THIMIO LANE, NORTH COUNTY NON-COASTAL AREA.

The Project Planner, Anna Ginette presented the project.

Public Comment: Representative for Applicant – Stephen Beals, agreed with changes and modifications to conditions.

After discussion, the Zoning Administrator approved the project.

**6. LENZ EBERHARD (PLN060184)**

CONTINUED FROM 8/10/06. USE PERMIT TO ALLOW GRADING OF A WALKING PATH ON SLOPES IN EXCESS OF 30% . GRADING OF THE PATH HAS BEEN CARRIED OUT WITHOUT BENEFIT OF GRADING OR PLANNING PERMITS, THE PERMIT WOULD INCLUDE PARTIAL RESTORATION OF THE CUT TO CORRECT VIOLATION CE060071. THE PROPERTY IS LOCATED AT 514 LOMA ALTA ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 103-102-017-000), EAST OF THE INTERSECTION OF LOMA ALTA ROAD AND AGUAJITO ROAD, GREATER MONTEREY PENINSULA AREA.

The Project Planner, Anna Ginette presented the project.

Public Comment: Architect – Peter Davis, agreed with changes and modifications to conditions.

After discussion, the Zoning Administrator approved the project.

**F. OTHER ITEMS:** NONE

**G. ADJOURNMENT:** The meeting was adjourned at 10:00 a.m.

ATTEST:

  
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JEFF MAIN, ZONING ADMINISTRATOR

JM/ca