

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
NOVEMBER 9, 2006**

The Monterey County Zoning Administrator hearing met at 9:30 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: NONE

D. DESIGN APPROVALS (CONSENT)

1. LAWRENCE CHAZEN (DA060180)

CONTINUED FROM 10/26/06. DESIGN APPROVAL TO ALLOW FOR A NEW 750 SQ FT POOL HOUSE, WITH A 160 SQ FT ATTACHED GOLF CART GARAGE, AND A 144 SQ FT ADDITION TO THE GARAGE ON THE EXISTING SINGLE FAMILY DWELLING. MATERIALS AND COLORS TO MATCH THE EXISTING RESIDENCE. THE PROPERTY IS LOCATED AT 204 MADERA COURT, MONTEREY (ASSESSOR'S PARCEL NUMBER 173-072-007-000), GREATER MONTEREY PENINSULA AREA.

The Design Approval was approved by the Zoning Administrator.

2. NEIL RICHARD MACDOUGALL (DA060324)

DESIGN APPROVAL TO ALLOW FOR THE DEMOLITION OF AN EXISTING 2,081 SQUARE FOOT ONE STORY SINGLE FAMILY DWELLING; AND THE CONSTRUCTION OF A NEW 5,478 SQUARE FOOT TWO STORY SINGLE FAMILY DWELLING WITH A 484 SQUARE FOOT ATTACHED GARAGE, A 256 SQUARE FOOT SECOND STORY COVERED BALCONY, AND A 256 SQUARE FOOT FIRST FLOOR COVERED PORCH. MATERIALS AND COLORS: EXTERIOR WALLS (DUNN EDWARDS #DE5354/CREAM PUFF), TRIM (DUNN EDWARDS #DE5654/FRESH THYME), ROOF (CEDAR SHAKES), MASONRY MATERIAL (CARMEL LIMESTONE). THE PROPERTY IS LOCATED AT 3039 VALDEZ ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-301-008-000), GREATER MONTEREY PENINSULA AREA.

Project Planner Cynthia Bettencourt requested a continuance to a date uncertain.

The Design Approval was tabled by the Zoning Administrator to a date uncertain.

E. SCHEDULED ITEMS

3. PETER W/DIANE B NIELSEN (PLN060228)

CONTINUED FROM 10/12/06. COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE DEMOLITION OF THE EXISTING 8,794 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING WITH DETACHED FOUR-CAR GARAGE, 621 SQUARE FOOT DETACHED GUESTHOUSE, AND 197 SQUARE FOOT SHED; THE CONSTRUCTION OF A 7,314 SQUARE FOOT SPLIT LEVEL TWO-STORY SINGLE FAMILY DWELLING, A 796 SQUARE FOOT ATTACHED TWO-CAR GARAGE, 1,220 SQUARE FOOT STORAGE AREA/FINISHED BASEMENT, 1,220 SQUARE FOOT UNFINISHED BASEMENT, 287 SQUARE FEET OF COVERED PORCHES, 4,383 SQUARE FEET OF PATIOS, AND SEVERAL RETAINING WALLS; (2) COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL FOR THE CONSTRUCTION OF A 850 SQUARE FOOT ATTACHED CARETAKER'S UNIT WITH A DEATTACHED 576 SQUARE FOOT ONE-CAR GARAGE AND GRADING (APPROXIMATELY 51 CUBIC YARDS CUT/49 CUBIC YARDS CUT); AND (3) A VARIANCE TO EXCEED THE PESCADERO WATERSHED DEVELOPMENT STANDARDS. THE PROPERTY IS LOCATED AT 1551 SONADO ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-213-012-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Project Planner Elisa Manuguerra requested a continuance to the December 14, 2006 Zoning Administrator hearing.

After discussion this item was continued to December 14, 2006.

4. MICHAEL C/CHRISTINE R MORGAN (PLN060295)

COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL FOR THE ADDITION OF A 607 SQ. FT. CARETAKER'S UNIT OVER THE ATTACHED GARAGE; AND FOR A REMODEL AND 1,279 SQ. FT. ADDITION (BEDROOM, BATH, EXERCISE ROOM AND TERRACE) TO THE EXISTING THREE-STORY SINGLE FAMILY DWELLING; A VARIANCE TO EXCEED PESCADERO STRUCTURAL AND IMPERVIOUS COVERAGE REQUIREMENTS (EXISTING IMPERVIOUS SURFACE 21,090 SQ. FT. AND PROPOSED IMPERVIOUS SURFACE 14,492 SQ. FT.; EXISTING STRUCTURAL COVERAGE 7,844 SQ. FT. AND PROPOSED STRUCTURAL COVERAGE 8,503 SQ. FT.), A COASTAL DEVELOPMENT PERMIT FOR REMOVAL OF ONE 17" COAST LIVE OAK TREE; AND A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 750 FT. OF AN ARHCAEOLOGICAL RESOURCE. THE PROPERTY IS LOCATED AT 1667 CRESPI LANE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-371-016-000), NORTH OF PEBBLE BEACH DRIVE AND EAST OF HIGHWAY ONE, DEL MONTE FOREST AREA, COASTAL ZONE.

Project Planner Bob Schubert presented project.

Agent June Siliano agreed to all conditions and revisions.

After discussion the Combined Development Permit was approved by the Zoning Administrator with modifications to the conditions.

5. EDMUND S/JANET HAWLEY III (PLN060429)

COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONVERSION OF AN EXISTING ONE-STORY 680 SQUARE FOOT GUESTHOUSE TO A ONE-STORY 680 SQUARE FOOT CARETAKER'S UNIT. (EXISTING GUESTHOUSE CONTAINS A KITCHEN ADDED WITHOUT PERMITS). THE PROPERTY IS LOCATED AT 1424 LISBON LANE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-221-013-000), SOUTHEAST OF THE INTERSECTION OF CORTEZ AND LISBON LANE, DEL MONTE FOREST AREA, COASTAL ZONE.

Project Planner Brittany Nicholson presented project.

Applicant Janet Hawley agreed to conditions and modifications.

After discussion the Coastal Development Permit was approved by the Zoning Administrator with modifications to conditions.

6. BARBARA PRICE LOPEZ (PLN040414)

CONTINUED FROM 10/12/06. COMBINED DEVELOPMENT CONSISTING OF: 1) AN ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 2,382 SQ. FT. TWO-STORY SINGLE FAMILY DETACHED DWELLING WITH A 1,238 SQ. FT. NON-HABITABLE BASEMENT, 1,458 SQ. FT. OF EXTERIOR COVERED PORCH AND DECK, AND AN ATTACHED 530 SQ. FT. TWO-CAR ATTACHED GARAGE WITH A 510 SQ. FT. NON-HABITABLE ART STUDIO; 2) AN ADMINISTRATIVE PERMIT TO CONSTRUCT A 1,016 SQ. FT. CARETAKER'S UNIT WITH 945 SQ. FT. NON-HABITABLE BASEMENT WITH 184 SQ. FT. DEDICATED TO LAUNDRY AND STAIRS, 417 SQ. FT. OF EXTERIOR COVERED PATIOS AND WALKS, AND AN ATTACHED 274 SQ. FT. ONE-CAR GARAGE WITH THREE SEPTIC SYSTEMS; 3) A USE PERMIT FOR A TEN HORSE BREEDING STABLE CONSISTING OF A) A 4,680 SQ. FT. HORSE BARN; B) A 1,305 SQ. FT. HAY BARN; C) 2,340 SQ. FT. COVERED CORRALS; D) A WATER TANK; 4) WITH ATTENDANT GRADING (140 CU. YDS. CUT AND FILL); 5) REMOVAL OF 5 MONTEREY PINES (FOUR 15" AND ONE 20") AND 6) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 450 CARMEL VALLEY ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 189-021-005-000), SOUTHERLY OF INTERSECTION OF LAURELES GRADE AND CARMEL VALLEY ROAD, CARMEL VALLEY AREA.

Project Planner Jody Lyons presented project.

Environmental Health and Public Works added conditions to project.

Representative John Rollins agreed to all conditions.

Public Comment: Pamela Davis

After discussion the Combined Development Permit was approved by the Zoning Administrator with additions and modifications to conditions.

ZONING ADMINISTRATOR JEFF MAIN DID NOT HEAR THIS ITEM. INTERIM DIRECTOR, RESOURCE MANAGEMENT AGENCY, MIKE NOVO HEARD THE FOLLOWING ITEM ONLY.

7. MARJORIE B KAY (PLN050434)

CONTINUED FROM 10/12/06. COMBINED DEVELOPMENT PERMIT CONSISTING OF: A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A NEW 2,298 SQ. FT. SINGLE FAMILY DWELLING, 528 SQ. FT. DETACHED GARAGE, SEPTIC SYSTEM, NEW WELL, AND GRADING (546 C.U YDS. CUT/213 CU. YDS. OF FILL); AND A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT. THE PROPERTY IS LOCATED AT 5295 STARR WAY, WATSONVILLE (ASSESSOR'S PARCEL NUMBER 129-211-017-000), ROYAL OAKS AREA, NORTH COUNTY, COASTAL ZONE.

Project Planner Shandell Frank presented project.

Applicant Mari Kloeppel agreed to all conditions and modifications.

Public Comment: Bill Fenwick, Larry Hawkins, Carolyn Anderson, Marit Evans

After discussion the Combined Development Permit was approved by Acting Zoning Administrator Mike Novo, Interim Director – Resource Management Agency with changes/modifications to conditions.

BREAK 11:30 a.m. RECONVENE 11:41 a.m.

ZONING ADMINISTRATOR JEFF MAIN RETURNED FOR THE REMAINDER OF THE HEARING.

8. ALDABERTO/YOLANDA VARGAS (PLN050604)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION A 2,600 SQ. FT. ONE-STORY SINGLE FAMILY DWELLING WITH A 1,150 SQ. FT. ATTACHED GARAGE AND 180 SQ. FT. COVERED PORCH, INCLUDING A NEW SEPTIC SYSTEM, 5,000 GALLON WATER TANK AND A DRIVEWAY 340 IN LENGTH WITH ENTRY GATE; AND 2) COASTAL ADMINISTRATIVE PERMIT TO ALLOW CONSTRUCTION OF A NEW 396 SQ. FT. DETACHED GUESTHOUSE WITH ATTACHED 1,128 SQ. FT. WORKSHOP AND GARAGE; AND GRADING (APPROXIMATELY 90 CUBIC YARDS CUT). THE PROPERTY IS LOCATED AT 8793 ARCHER ROAD, SALINAS (ASSESSOR'S PARCEL

NUMBER 131-033-007-000), EAST OF CASTROVILLE BOULEVARD FRONTING ARCHER ROAD, WATSONVILLE AREA, NORTH COUNTY COASTAL ZONE.

Project Planner Ramon Montano discussed project. Planner read corrections/revisions to report.

Applicant not present. Project planner stated he had talked with applicant and the applicant was not opposed to any of the conditions.

After discussion the Combined Development Permit was approved by the Zoning Administrator with corrections and revisions to project.

9. JACOBO RUELAS (PLN060160)

CONTINUED FROM 10/26/06. COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) USE PERMIT FOR A BOAT AND RECREATIONAL VEHICLE STORAGE FACILITY; 2) USE PERMIT FOR THE ESTABLISHMENT OF A 1,921 SQ. FT. MANUFACTURED RESIDENTIAL DWELLING UNIT WITH AN ATTACHED 637 SQ. FT. GARAGE AND NEW DRIVEWAY PROPOSAL. NO TREE REMOVAL AND 310 CU. YDS. OF CUT AND 2,032 CU. YDS. OF FILL. THE PROPERTY IS LOCATED AT 55345 STERN STREET, BRADLEY (ASSESSOR'S PARCEL NUMBER 423-251-024-000), WEST OF THE INTERSECTION OF PLEYTO ROAD AND STERN STREET, SOUTH COUNTY AREA.

Project Planner Nadia Amador presented project.

Applicant Ray Schmidt agreed to all conditions.

The Combined Development Permit was approved by the Zoning Administrator.

10. OLIVIA L ALVES REYNOLDS (PLN050447)

CONTINUED FROM 10/26/06. COMBINED DEVELOPMENT PERMIT TO ALLOW A COASTAL ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A 5,192 TWO-STORY SINGLE FAMILY RESIDENCE WITH AN ATTACHED GARAGE, WELL AND SEPTIC SYSTEM; AND A COASTAL DEVELOPMENT PERMIT TO ALLOW FOR THE REMOVAL OF NINE TREES (4 OAK TREES AND 5 PINE TREES); AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 74 CORONA ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 241-052-001-000), NORTHWESTERLY OF THE INTERSECTION OF SPRUCE AND CORONA ROADS, CARMEL HIGHLANDS AREA, COASTAL ZONE.

Project Planner Elizabeth Gonzales discussed project. Revisions made to project to reflect information regarding tree removal and monitoring.

Representative John Bridges agreed to all changes to conditions regarding tree removal.

Public Comment: Brian Bradford, Certified Arborist; Wayne Franks, Frank Ono

After discussion the Combined Development Permit was approved by the Zoning Administrator with the changes and modifications regarding tree removal.

F. OTHER MATTERS: NONE

G. ADJOURNMENT: 12:17 p.m.

ATTEST:

JEFF MAIN, ZONING ADMINISTRATOR

JM:ca