

**FINAL  
MONTEREY COUNTY ZONING ADMINISTRATOR  
MAY 31, 2007  
MINUTES**

The Monterey County Zoning Administrator hearing met at 1:30 p.m. in the Board of Supervisors Chambers of the Courthouse, 168 West Alisal Street, Salinas, California.

**A. ROLL CALL**

Present:	Zoning Administrator	Jeff Main/Jacqueline Onciano
	Environmental Health	Janna Faulk
	Public Works	Bryce Hori
	Water Resources	Al Mulholland
	Recording Secretary	Carol Allen

**B. PUBLIC COMMENT: None**

**C. APPROVAL OF MINUTES: February 22, April 12 and April 26, 2007**

The minutes for February 22, April 12<sup>th</sup> and 26<sup>th</sup>, 2007 were approved.

**D. DESIGN APPROVALS (CONSENT)**

**1. DEOUDES CHRISTOPHER J & ANTONIA (DA060498)**

DESIGN APPROVAL TO ALLOW FOR THE CONSTRUCTION OF A NEW 3,899 SQUARE FOOT TWO STORY SINGLE FAMILY DWELLING WITH A 1,260 SQUARE FOOT ATTACHED GARAGE, 624 SQUARE FEET OF COVERED PORCHES, AND A 7,200 SQUARE FOOT FENCED IN HORSE CORRAL. MATERIAL AND COLORS: EXTERIOR WALLS (BEHR PREMIUM EXTERIOR PAINT/CANYON VIEW ECC-20-1), ACCENT (BEHR/HICKORY GROVE ECC-20-3), TRIM (BEHR/RANCH ACRES ECC-20-2), ROOF (FACTORY FINISHED STANDING SEAM METAL /CHOCOLATE BROWN AND COMPOSITE SHINGLE/CERTAINTED PRESIDENTIAL/AUTUMN BLEND), CULTURED STONE VENEER , EXTERIOR WOOD (CABOT STAIN/PEPPERWOOD). THE PROPERTY IS LOCATED 137 PINE CANYON ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 416-449-017-000), TORO AREA.

Cynthia Bettencourt, Land Use Technician, requested a continuance due to a noticing problem.

The Zoning Administrator continued the project to June 14, 2007.

**E. SCHEDULED ITEMS**

**2. MORIMOTO SCOTT H (PLN050473) (Jacqueline Onciano presided over this item)**

CONTINUED FROM 04/10/07. USE PERMIT FOR AUTO SALES INCLUDING THE INSTALLATION OF A 160 SQUARE FOOT PORTABLE OFFICE TRAILER, AND A 4,500 SQUARE FOOT OUTDOOR AUTO SALES DISPLAY AREA, ON A 6,000 SQ. FT. LOT. THE PROPERTY IS LOCATED AT 66 PORTER DRIVE, WATSONVILLE (ASSESSOR'S PARCEL NUMBER 117-332-013-000), NORTH COUNTY NON-COASTAL AREA.

Paula Bradley, Project Planner, presented the project with changes to findings and conditions. Water Resources Agency deleted Condition #10.

Scott Morimoto, representative, accepted all changes.

After discussion, the Zoning Administrator approved the Use Permit with changes as noted.

**3. WHITE FRANKLIN D JR & LUCINDA (PLN060123)**

USE PERMIT TO RECTIFY CODE ENFORCEMENT CASE CE040209 TO ALLOW DEVELOPMENT ON SLOPES IN EXCESS OF 30% FOR THE RECONSTRUCTION OF A 4,401 SQUARE FOOT, TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED 568 SQUARE FOOT TWO-CAR GARAGE AND 90 SQUARE FEET OF BALCONIES; AN APPROXIMATELY 775 LINEAR FOOT DRIVEWAY/FIRE ACCESS ROAD; A SEPTIC DISPOSAL SYSTEM; AND GRADING (APPROXIMATELY 1,200 CUBIC YARDS CUT/980 CUBIC YARDS FILL). THE PROPERTY IS LOCATED AT 154 SAN BENANCIO ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 416-212-015-000), TORO AREA.

Elisa Manuguerra, Project Planner, presented the project.

Public Comment: Frank White, representative, Rodney Trujello, architect

After discussion, the Use Permit was approved.

**4. WHITMAN PLACE LLC (PLN060487)**

COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR AN ADDITION IN EXCESS OF 10% OF THE FLOOR AREA (868 SQ. FT.) TO AN EXISTING 8,605 SQUARE FOOT SINGLE FAMILY RESIDENCE; AND A VARIANCE TO EXCEED STRUCTURAL COVERAGE LIMITS IN THE PESCADERO WATERSHED BY 4,473 SQUARE FEET. IMPERVIOUS SURFACE COVERAGE HAS BEEN REDUCED BY 11,234 SQUARE FEET FOR A TOTAL OF 3,191 SQUARE FEET. NO GRADING OR TREE REMOVAL IS PROPOSED. THE PROPERTY IS LOCATED AT 3221 WHITMAN PLACE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-401-007-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Project Planner Elizabeth Gonzales, asked for a continuance to June 28<sup>th</sup> to allow time to review new information.

After discussion, the Coastal Administrative Permit was continued to June 28, 2007.

**5. KNOOP FREDERICK G TR ET AL (PLN060629)**

APPEAL OF A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 406 SQUARE FOOT DETACHED GUESTHOUSE. THE PROPERTY IS LOCATED AT 24595 CAMINO DEL MONTE STREET, CARMEL (ASSESSOR'S PARCEL NUMBER 009-094-012-000), CARMEL AREA, COASTAL ZONE.

Project Planner Craig Spencer, recommended approval of the project.

Public Comment: Fred Knoop, owner; Suzanne Paboojian

After discussion, the Coastal Administrative Permit was approved.

**6. BLACKSTOCK PETER E & BARBARA A (PLN060328)**

COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT TO ALLOW A 2,889 SQUARE FOOT ADDITION TO AN EXISTING SINGLE FAMILY DWELLING INCLUDING MODIFICATION OF THE EXISTING DRIVEWAY AND PATIO AREAS AND THE CONSTRUCTION OF AN ATTACHED GARDEN WALL (220 LINEAR FEET) RANGING IN HEIGHT FROM SEVEN (7) TO NINE (9) FEET; A COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF AN 850 SQUARE FOOT CARETAKER'S UNIT AND 800 SQUARE FOOT ATTACHED GARAGE; A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 425 SQUARE FOOT GUEST HOUSE (GRADING INCLUDES 428 CU. YDS. CUT/80 CU. YDS. FILL); A COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF SIX TREES RANGING IN SIZE FROM 6"DBH TO 20"DBH ; A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT; A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN A POSITIVE ARCHAEOLOGICAL BUFFER ZONE; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 1134 MADRE LANE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-481-010-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Shandell Brunk, Project Planner, presented the project.

The Zoning Administrator did a site visit and had issues regarding the cypress habitat. The biological report does not meet requirements and should be redone. Any tree 2 inches or larger should be shown on the forester's report. It also needs to be circulated to Fish and Game.

Joel Panzer, applicant, agreed to all conditions and partial approval.

The caretaker portion, guesthouse and garage were approved and the findings, evidence, and conditions were amended as appropriate for that portion of the project.. With agreement from the applicant's representative, the remaining unapproved portion of the project will be included in a new application to separately address the potential impacts to the adjacent cypress habitat. In addition, the applicant agreed to obtain a complete biological report per County regulations, and if needed based on responses from the California Coastal Commission and the California Department of Fish and Game regarding potential environmental impacts, the County will prepare an initial study funded by the applicant.

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

**7. CHARLES RANDALL & LINDA D TR (PLN070105)**

COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO CONSTRUCT A 254 SQUARE FOOT GLASS DECK ENCLOSURE , AND A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF. THE PROPERTY IS LOCATED AT 155 HIGHWAY 1, CARMEL (ASSESSOR'S PARCEL NUMBER 241-182-016-000), COASTAL ZONE.

Project Planner Shandell Brunk, presented the project including a change to the lighting condition.

Dennis Beougher, representative, agreed to the conditions.

After discussion, the Combined Development Permit was approved with changes as amended.

**8. GOODWIN MARC (PLN060667)**

USE PERMIT AND DESIGN APPROVAL TO ALLOW THE REBUILD OF A 5,100 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH A 2-CAR GARAGE WHICH IS LEGAL NON-CONFORMING AS TO SETBACKS. THE NEW CONSTRUCTION WILL CONSIST OF A 5,008 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED 718 SQUARE FOOT TWO-CAR GARAGE. A VARIANCE IS INCLUDED TO REDUCE THE FRONT YARD SET BACK FROM AN OFFICIAL PLAN LINE FOR A PROPOSED 378 SQUARE FOOT COVERED LOGGIA. THE PROPERTY IS LOCATED AT 9340 LOS PADROS LANE, CARMEL (ASSESSOR'S PARCEL NUMBER 169-071-056-000), FRONTING ON CARMEL VALLEY ROAD, CARMEL VALLEY MASTER PLAN AREA.

Project Planner Anna Quenga, requested a continuance due to a noticing problem.

After discussion, the Use Permit was continued to June 14, 2007.

**9. RUSSELL THOMAS G TR (PLN060616)**

USE PERMIT FOR A COTTAGE INDUSTRY MICRO WINERY FOR ANOTHER THREE YEARS (ORIGINAL ONE-YEAR USE PERMIT PLN010124). THE COTTAGE INDUSTRY IS LOCATED IN AN EXISTING 1,240 SQUARE FOOT AGRICULTURAL BUILDING LOCATED AT 503 CORRAL DE TIERRA ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 416-452-040-000), WEST OF THE INTERSECTION OF CORRAL DE TIERRA ROAD AND UNDERWOOD ROAD, TORO AREA.

Project Planner Anna Quenga, presented the project.

Thomas Russell agreed to the conditions.

After discussion, the Use Permit was approved by the Zoning Administrator.

**10. CASTROVILLE STATION SHOPPING (PLN060602)**

USE PERMIT TO ALLOW THE REPLACEMENT OF AN EXISTING SIGN WITH A NEW SIGN FOR THE PURPOSE OF ADVERTISING MULTIPLE BUSINESSES WITHIN AN EXISTING COMMERCIAL DISTRICT. THE PROPERTY IS LOCATED AT 11200 MERRITT STREET, CASTROVILLE (ASSESSOR'S PARCEL NUMBER 030-171-016-000), AT THE CORNER OF HIGHWAY 1 AND MERRITT STREET, NORTH COUNTY NON COASTAL AREA.

Project Planner Ramon Montano, presented the project. The applicant was not present but has agreed to a redesign of the project. Staff recommended that the project be tabled to July and a letter was issued to that affect.

After discussion, the Use Permit was tabled by the Zoning Administrator.

**F. OTHER MATTERS:** None

G. ADJOURNMENT 4:10 p.m.

ATTEST:

  
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JEFF MAIN, ZONING ADMINISTRATOR

JM:kb/ca