

**REVISED FINAL  
MONTEREY COUNTY ZONING ADMINISTRATOR  
JUNE 28, 2007  
MINUTES**

The Monterey County Zoning Administrator hearing met at 1:35 p.m. in the Monterey County Government Center, Board of Supervisors' Chambers located at 168 West Alisal Street, Salinas, California.

**A. ROLL CALL**

Present:	Zoning Administrator	Jeff Main
	Water Resources	Jennifer Barbot
	Environmental Health	Janna Faulk
	Public Works	Bryce Hori
	Recording Secretary	Carol Allen

**B. PUBLIC COMMENT: None**

**C. APPROVAL OF MINUTES:** Minutes of May 10, May 31 and June 14, 2007 were deferred to the next hearing, July 12, 2007. All committee members were not present for the dated hearings.

**D. DESIGN APPROVALS (CONSENT)**

**1. FERRINI OAKS LLC (DA060524)**

DESIGN APPROVAL TO ALLOW FOR THE CONSTRUCTION OF NEW 5,335 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH A 652 SQUARE FOOT ATTACHED 2-CAR GARAGE, AND A 373 SQUARE FOOT ONE-CAR GARAGE, A 116 SQUARE FOOT COVERED PORCH, AND A 92 SQUARE FOOT SECOND STORY DECK, THE REMOVAL OF TWO PROTECTED OAK TREES, AND MINOR GRADING OUTSIDE OF THE BUILDING ENVELOPE. MATERIALS AND COLORS: EXTERIOR WALLS (SHERWIN WILLIAMS 6078/REALIST BEIGE), TRIM (SHERWIN WILLIAMS 6080/UTTERLY BEIGE), ROOFING (EAGLE FLAT TILE/BEL-AIR 4687), STONE (EL DORADO FIELDLEDGE/ANDANTE). THE PROPERTY IS LOCATED AT 15115 BIG SKY LANE, SALINAS (ASSESSOR'S PARCEL NUMBER 161-013-008-000), SOUTHERLY OF SAN BENANCIO CANYON ROAD, TORO AREA PLAN.

Luis Osorio, Senior Planner, discussed the history of the project. The map had previously been approved by the Board of Supervisors and has been recorded.

Cynthia Bettencourt, Land Use Technician, presented the project and discussed and responded to the comment letter submitted by Mike Weaver.

Ray Bower, Jr., applicant, agreed to the conditions.

After discussion the Zoning Administrator approved the Design Approval.

**2. FERRINI OAKS LLC (DA060525)**

DESIGN APPROVAL TO ALLOW FOR THE CONSTRUCTION OF A 4,603 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH A 495 SQUARE FOOT ATTACHED 2-CAR GARAGE,

AND A 305 SQUARE FOOT ONE-CAR GARAGE, A 231 SQUARE FOOT COVERED PORCH, A 105 SQUARE FOOT SECOND STORY DECK, AND THE REMOVAL OF ONE PROTECTED OAK TREE. MATERIALS AND COLORS: EXTERIOR WALLS (SHERWIN WILLIAMS 6106/KILIM BEIGE), TRIM (SHERWIN WILLIAMS 6109/HOPSACK), ROOFING (EAGLE ROOF TILE/CAPISTRANO 3605). THE PROPERTY IS LOCATED AT 15125 BIG SKY LANE, SALINAS (ASSESSOR'S PARCEL NUMBER 161-013-005-000), SOUTHERLY OF SAN BENANCIO CANYON ROAD, TORO AREA PLAN.

Cynthia Bettencourt, Land Use Technician, presented the project.

Ray Bower, Jr., applicant, agreed to the conditions.

After discussion the Zoning Administrator approved the Design Approval.

**3. FERRINI OAKS LLC (DA060526)**

DESIGN APPROVAL TO ALLOW FOR THE CONSTRUCTION OF A 3,608 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING WITH A 480 SQUARE FOOT ATTACHED TWO-CAR GARAGE, AND A 320 SQUARE FOOT ONE-CAR GARAGE, A 114 SQUARE FOOT COVERED PORCH, AND MINOR GRADING OUTSIDE OF THE BUILDING ENVELOPE. MATERIALS AND COLORS: EXTERIOR WALLS (SHERWIN WILLIAMS 6100/PRACTICAL BEIGE), TRIM (SHERWIN WILLIAMS 6102/PORTABELLO), ROOFING (EAGLE ROOF TILE/CAPISTRANO 3605). THE PROPERTY IS LOCATED AT 15105 BIG SKY LANE, SALINAS (ASSESSOR'S PARCEL NUMBER 161-013-009), SOUTHERLY OF SAN BENANCIO CANYON ROAD, TORO AREA PLAN.

Cynthia Bettencourt, Land Use Technician, presented the project.

Jeff Main, Zoning Administrator, requested that a condition be added to require tree planting and maintenance between the house and San Benancio Road.

Ray Bower, Jr., applicant, agreed to the conditions.

After discussion the Zoning Administrator approved the Design Approval.

**E. SCHEDULED ITEMS**

**4. LAVERTY GUY/IRENE J (PLN060484)**

CONTINUED FROM 5/10/07. COMBINED DEVELOPMENT PERMIT INCLUDING AFTER-THE-FACT PERMITS TO ALLOW A 138 SQUARE FOOT COURTYARD/DEN CONVERSION AND A 45 SQUARE FOOT MASTER BEDROOM ADDITION CONSTRUCTED WITHOUT PERMITS. ENTITLEMENTS CONSIST OF: A VARIANCE TO INCREASE THE MAXIMUM LOT COVERAGE FROM 35% TO 42 % FOR THE UNPERMITTED ADDITIONS; A VARIANCE TO INCREASE FLOOR AREA RATIO (FAR) FROM 45% TO 48% FOR THE UNPERMITTED ADDITIONS AND THE CONSTRUCTION OF A 35 SQUARE FOOT STAIRWAY TO ALLOW INTERNAL ACCESS TO THE EXISTING ATTIC; A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON A PROPERTY WITH A POSITIVE ARCHAEOLOGICAL REPORT, AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 26291 OCEAN VIEW AVENUE, CARMEL (ASSESSOR'S PARCEL NUMBER 009-431-030-000), COASTAL ZONE.

Shandell Brunk, Project Planner, presented the project.

John Matthams, representative, discussed the property size and submitted letters of approvals from the neighbors.

After discussion, the Zoning Administrator recommended that the project be referred to the Planning Commission based on reasoning of a policy issue regarding a variance.

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

CONTINUED FROM 5/31/07. 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.

Elizabeth Gonzales, Project Planner, presented the project.

The Zoning Administrator asked staff to place the Deed Restriction condition on the permit. Changes in the Findings and Evidence stating that all impervious surfaces and gravel areas remain in same form. John Matthams, representative agreed to all conditions including the addition/deletion/revision of the findings and evidence and Deed Restriction condition.

After discussion the Zoning Administrator approved the Coastal Administrative Permit and Design Approval along with revisions.

**6. WENTE BROS (PLN050735)**

CONTINUED FROM 6/1/07. USE PERMIT TO EXPAND AN EXISTING 197 ERA JUICE FACILITY WITH THE CONSTRUCTION OF TWO WASTEWATER TREATMENT PONDS TOTALING 2.74 MILLION GALLONS IN CAPACITY TO SUPPORT CONVERSION OF THE JUICE FACILITY TO A WINERY, AND GRADING OF 15,000 CUBIC YARDS (7,500 CUBIC YARDS CUT AND 7,500 CUBIC YARDS FILL). THE PROPERTY IS LOCATED AT 37995 WEST ELM AVENUE, GREENFIELD (ASSESSOR'S PARCEL NUMBERS 109-481-004-000 AND 109-481-007-000), CENTRAL SALINAS VALLEY AREA.

Bob Schubert, Project Planner, presented the project.

Harris Krimitz, applicant's representative, agreed to conditions including the additional conditions by the Planning and Public Works departments.

After discussion the Zoning Administration approved the Use Permit with changes as discussed.

**7. COOPERMAN DANIEL/LINDA S TRS (PLN060601)**

CONTINUED FROM 6/14/07. COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO DEMOLISH A 1,691 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING AND 350 SQUARE FOOT DETACHED ONE-CAR GARAGE AND ALLOW THE CONSTRUCTION OF A 3,254 SQUARE FOOT SINGLE FAMILY DWELLING WITH AN ATTACHED ONE-CAR GARAGE; 2) A COASTAL DEVELOPMENT PERMIT TO

ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT; AND 3) A COASTAL ADMINISTRATIVE PERMIT TO PROVIDE ONE PARKING SPACE IN THE FRONT SETBACK. THE PROPERTY IS LOCATED AT 26359 CARMELO STREET, CARMEL (ASSESSOR'S PARCEL NUMBER 009-501-004-000), CARMEL AREA COASTAL ZONE.

Jennifer Savage discussed the project. The project was continued from previous hearing to conduct historical assessment of the property.

David Martin, Architect, the applicant's representative, agreed to all conditions.

After discussion, the Zoning Administrator approved the Combined Development Permit with additions as discussed.

**8. STANDARD PACIFIC CORP (PLN070153)**

CONTINUED FROM 6/14/07. COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW A 1,440 SQUARE FOOT SALES OFFICE TRAILER, 2) A USE PERMIT AND DESIGN APPROVAL FOR A 12 SQUARE FOOT PARKING DIRECTIONAL SIGN, A 12 SQUARE FOOT SALES CENTER LOCATION SIGN, AND A 32 SQUARE FOOT SALES CENTER DIRECTIONAL SIGN/ AND 3) A USE PERMIT FOR DEVELOPMENT WITHIN A HISTORIC RESOURCES, OR "HR" ZONING DISTRICT. THE PROPERTY IS LOCATED AT 116 SPRECKELS BOULEVARD, SPRECKELS (ASSESSOR'S PARCEL NUMBERS 177-064-015-000, 177-064-016-000 & 177-064-010-000), GREATER SALINAS AREA.

Jennifer Savage, Project Planner, discussed the project. Staff requested direction for project to go before the Spreckels Neighborhood Design Review Committee or the Historic Resources Review Board.

Zoning Administrator Jeff Main confirmed and stated that the project was approved at the June 14<sup>th</sup> hearing but with the stipulation that the applicant return on July 12, 2007 after meeting with the Spreckels Neighborhood Design Review Board and Historical Resources Review Board. If the applicant did not return after meeting with these groups they would be in non-compliance with the permit. The applicant was to also paint the trailer with the same colors to be consistent with one of the homes that has been approved. Staff verified that the trailer has been painted.

Staff asked for clarification of the expiration date for the trailer. Zoning Administrator Jeff Main concurred that the permit is for a 12-month period. The 12-month period does not start after approval from the Spreckels Neighborhood Design Review Committee and the Historic Resources Review Board but from the date of the last hearing which was June 14, 2007.

Scott Hoffman, applicant's representative agreed to conditions. Tom Carleton, architect, gave overview of project.

Public Comment: Kelly Morgantini, representative from HRRB addressed the project's consistency issues related to the Spreckels Historic District.


Mr. Hoffman addressed the difficulty of moving into a model home or a model home garage regarding marketing and safety concerns. The Zoning Administrator addressed the concern that a trailer is not a typical structure found in the Historic District of Spreckels.

After discussion, the Zoning Administrator continued the Combined Development Permit to August 9, 2007 to allow time for review by the Historic Resources Review Board, Condition #8 of Resolution No. PLN070153, and set the 12 month expiration of the Use Permit for the trailer to June 14, 2008.

F. OTHER MATTERS: NONE

G. ADJOURNMENT:

ATTEST: 3:30 P.M.



\_\_\_\_\_  
JEFF MAIN, ZONING ADMINISTRATOR

JM/ca