

FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
JANUARY 10, 2008
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	Mike Novo
	Environmental Health	Janna Faulk
	Public Works	Bryce Hori
	Water Resources	Tom Moss
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: DECEMBER 13, 2007

The minutes of December 13, 2007, were continued to the next meeting.

D. DESIGN APPROVALS (CONSENT)

1. STEEL DAVID W & HELEN TRS (DA070439)

DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 5,667 SQUARE FEET TWO-STORY SINGLE FAMILY DWELLING WITH A 78 SQUARE FOOT BALCONY, 3,112 SQUARE FEET OF COVER PORCHES, A 1,653 SQUARE FOOT ATTACHED GARAGE/WORKSHOP AND AN 887 SQUARE FOOT TWO CAR GARAGE AND GRADING (APPROX. 1,766 CUBIC YARD OF CUT AND 1,316 CUBIC YARD OF FILL); MATERIALS AND COLORS OF: SIDING BEVEL-LAP CEDAR BOARD (STAIN) AND BATTEN, TRIM EXPOSED RAFTER TAILS BUILT-UP FASCIA (STAIN) , ACCENTS RAILINGS POSTS BEAMS WOOD PANEL GARAGE DOORS, CLAD WINDOWS JELD WEN OR EQUAL (COPPER) , STONE VENEER AND FLAGSTONE PAVERS AND HEAVYWEIGHT FIBERGLASS ASPHALT COMPOSITION CLASS A SHINGLES, THE PROPERTY IS LOCATED AT 25805 VIA MALPASO, TEHAMA (ASSESSOR'S PARCEL NUMBER 259-092-064-000) SOUTHERLY OF HIGHWAY 68 GREATER MONTEREY PENINSULA AREA PLAN.

Lucy Bernal, Project Planner, presented the project and added a height verification condition.

Charles Williams, representative, accepted the conditions.

After discussion, the Zoning Administrator approved the Design Approval including the new condition.

2. KREBS CALVIN L (DA070432)

DESIGN APPROVAL TO ALLOW THE DEMOLITION OF AN EXISTING 990 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING AND CONSTRUCTION OF A NEW 2615 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED 130 SQUARE FOOT COVERED PORCH. THE EXISTING 400 SQUARE FOOT GARAGE IS TO REMAIN. THE NEW RESIDENCE WILL BE CONSTRUCTED WITH EXTERIOR WALLS BEING BURNT OCHRE STUCCO, A CLAY TILE ROOF, AND ANDERSEN WOOD WINDOWS. THE PROPERTY IS LOCATED AT 8215 EL CAMINO

ESTRADA, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 169-051-004-000) CARMEL VALLEY MASTER PLAN.

David Mack, Project Planner, requested a continuance to allow time for noticing.

The Zoning Administrator continued the project to February 14, 2008.

BREAK – 1:42 P.M. RECONVENED – 1:45 P.M.

3. CORLEY BRIAN THOMAS (DA070470)

DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A TWO STORY 6,016 SQUARE FOOT SINGLE FAMILY DWELLING WITH AN ATTACHED 1,071 SQUARE FOOT GARAGE AND A 736 SQUARE FOOT DECK. MATERIALS AND COLORS TO CONSIST OF: MISSION OR BEIGE WALLS; TURKISH COFFEE OR A RED-BROWN TRIM; SANDSTONE DRIVEWAY, WALKS AND PATIOS, AND A RED-BROWN CLAY TILE ROOF. THE PROPERTY IS LOCATED AT 425 ESTRELLA D'ORO [LOT 79], MONTEREY (ASSESSOR'S PARCEL NUMBER 173-074-005-000), PASADERA SUBDIVISION, GREATER MONTEREY PENINSULA AREA.

Elisa Manuguerra, Project Planner, presented the project. She recommended deleting the height verification condition and adding a Public Works condition related to a Highway 68 Improvement Fee.

Brian Corley, applicant, agreed to all conditions.

After discussion, the Zoning Administrator approved the Design Approval with changes as discussed.

BREAK – 1:47 P.M. RECONVENED – 1:55 P.M.

4. SANCHEZ RUBEN/ELLEN F. (PLN070109)

COMBINED DEVELOPMENT PERMIT CONSISTING OF; 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF 2,428 TWO-STORY SINGLE FAMILY DWELLING WITH 1,104 SQUARE FEET OF UNCOVERED DECK, A 768 SQUARE FOOT ATTACHED THREE-CAR GARAGE, 111 CUBIC YARDS OF CUT AND 82 CUBIC YARDS OF FILL, TWO NEW 5,000 GALLON WATER TANKS, A NEW SEPTIC SYSTEM; AND 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT (MARATIME CHAPARRAL). THE PROPERTY IS LOCATED AT 4660 LOTTE LANE, WATSONVILLE (ASSESSOR'S PARCEL NUMBER 181-211-010-000), NORTH COUNTY AREA, COASTAL ZONE.

Craig Spencer, Project Planner, presented the project. A height verification condition was recommended.

Ruben Sanchez and Ellen Ferguson answered questions.

The Zoning Administrator approved the Combined Development Permit as amended.

5. HIMONAS JAMES/JILL JR (PLN070155)

COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE DEMOLITION OF A 1,313 SQUARE FOOT SINGLE FAMILY DWELLING AND CONSTRUCTION OF A TWO-STORY 3,840 SQUARE FOOT SINGLE FAMILY DWELLING, WITH

ATTACHED GARAGE; 2) DESIGN APPROVAL; AND 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN A POSITIVE ARCHAEOLOGICAL BUFFER ZONE. THE PROPERTY IS LOCATED AT 26314 OCEAN VIEW AVENUE, CARMEL POINT, CARMEL AREA LAND USE PLAN (ASSESSOR'S PARCEL NUMBER 009-442-001-000), COASTAL ZONE. ZONED MDR/2-D(18')(CZ).

Joe Sidor, Project Planner, requested a continuance to January 31, 2008.

The Zoning Administrator continued the project to January 31, 2008.

6. SPINDLETOP EXPLORATION (PLN070511)

COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE DEMOLITION OF AN EXISTING 5,544 SQ. FT. SINGLE FAMILY DWELLING, A DETACHED GARAGE, AND GUESTHOUSE; AND THE CONSTRUCTION OF A 7,216 SQ. FT. SINGLE FAMILY DWELLING WITH ATTACHED 484 SQ. FT. GARAGE; AND DESIGN APPROVAL; AND COASTAL WAIVER TO ALLOW THE REMOVAL OF FIVE TREES, INCLUDING THREE DEAD MONTEREY PINES AND TWO PLANTED OAKS. GRADING WILL CONSIST OF 900 CU. YDS. OF CUT AND 900 CU. YDS. OF FILL. THE PROPERTY IS LOCATED AT 1480 OLEADA ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-331-014-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Joe Sidor, Project Planner, requested a continuance to January 31, 2008.

The Zoning Administrator continued the project to January 31, 2008.

BREAK – 2:08 P.M. RECONVENED – 2:10 P.M.

7. JANCSEK JOEL TR, ET AL (PLN070045)

CONTINUED FROM 12/13/07. COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE DEMOLITION OF A 740 SQ. FT. EXSITNG ONE-STORY SINGLE FAMILY DWELLING AND 400 SQ. FT. DECK TO ALLOW THE CONSTRUCTION OF A 2,966 SQ. FT. NEW TWO-STORY SINGLE FAMILY DWELLING WITH A 380 SQ. FT. DECK AND 152 CU. YDS. OF GRADING (75 CUT AND 77 FILL); (2) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW TWO REQUIRED UNCOVERED PARKING SPACES WITHIN THE FRONT SETBACK; AND (3) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 24215 SAN PEDRO LANE, CARMEL (ASSESSOR'S PARCEL NUMBER 009-031-017-000), COASTAL ZONE.

David Greene, Project Planner, spoke to the site visit taken since the last hearing.

Agent Pam Silkwood and architect Doug Mighell spoke to the error in height calculation.

Public Comment: Susan Yoshihara, Heidi Seely, Brian Congleton, and Dave Sweigert.

Pam Silkwood rebutted comments.

The Zoning Administrator approved the Combined Development Permit based on staff's recommendation. The Board of Supervisors was confirmed as the appeal authority.

E. OTHER MATTERS: - NONE

F. ADJOURNMENT 3:00 p.m.

ATTEST:



JEFF MAIN, ZONING ADMINISTRATOR

JM:kb/ca