

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
JANUARY 31, 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	Jeff Main
	Environmental Health	Janna Faulk
	Public Works	Bryce Hori
	Water Resources	Tom Moss
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: October 11, October 25, November 8, December 13, 2007, and January 10, 2008

The minutes of **October 11, October 25, and November 8, 2007** were approved and the minutes for **December 13, 2007, and January 10, 2008**, were accepted.

D. DESIGN APPROVALS (CONSENT)

1. JASPER JAMES L/SHARON (DA070362)

DESIGN APPROVAL TO ALLOW THE DEMOLITION OF A 1,933 SQUARE FOOT SINGLE FAMILY DWELLING AND 596 SQUARE FOOT ATTACHED GARAGE; AND CONSTRUCTION OF A 3421 SQUARE FOOT TWO-STORY SINGLE FAMILY RESIDENCE WITH AN ATTACHED 566 SQUARE FOOT GARAGE; 128 LINEAR FEET OF GARDEN WALL, FIRE PIT AND TERRRACE. CONSTRUCTION MATERIALS INCLUDE STONE COLORED EXTERIOR WALLS WITH CAMEL APPLE TRIM, A CLAY TILE ROOF, WROUGHT IRON RAILING, FAUX LIMESTONE MOULDINGS AND COLUMNS, AND STAINED WOOD DOORS AND WINDOWS. THE PROPERTY IS LOCATED AT 2960 CORMORANT ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-261-001-000), GREATER MONTEREY PENINSULA AREA.

David Mack, Land Use Technician, presented the project.

Jun Sillano, representative, accepted the conditions.

After discussion, the Zoning Administrator approved the Design Approval.

2. BROWN THOMAS J/ARABELLE F TRS (DA070119)

DESIGN APPROVAL TO ALLOW FOR THE DEMOLITION OF AN EXISTING 1,660 SQUARE FOOT SINGLE FAMILY DWELLING AND 534 SQUARE FOOT DETACHED GARAGE AND CONSTRUCTION OF A NEW 3,595 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH A 493 SQUARE FOOT ATTACHED GARAGE, A 252 SQUARE FOOT ENTRY/PORCH, A 551 SQUARE FOOT FIRST FLOOR PATIO, 248 SQUARE FOOT SECOND FLOOR BALCONIES AND A 920 SQUARE FOOT BASEMENT. MATERIALS AND COLORS OF EXTERIOR STUCCO (TAN), TILE ROOFING. THE

PROPERTY IS LOCATED AT 3121 HACIENDA, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-331-026-000), GREATER MONTEREY PENINSULA AREA.

Yoko Rubio, Land Use Technician, presented the project.

Jimmy Modano, representative, accepted the conditions.

The Zoning Administrator granted the Design Approval.

3. McMAHAN RICHARD RODERIC/PEG (DA070358)

DESIGN APPROVAL TO ALLOW FOR THE CONSTRUCTION OF A NEW 5,004 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH A 760 SQUARE FOOT ATTACHED GARAGE, 1,242 SQUARE FEET OF COVERED PORCH AREA, AND 203 SQUARE FEET OF UNCOVERED DECK AND BALCONY AREA. MATERIALS WILL CONSIST OF CEMENTITIOUS CLAD/WOOD SIDING AND ARTIFICIAL SLATE AND SHEET METAL ROOFING. COLORS WILL BE OAK TREE GRAY (SIDING), DARK GRAY (UPPER ROOF), DARK GREEN (LOWER ROOF), DARK GREEN (WINDOWS & DOORS), MAROON (TRIM), WHITE (RAILINGS & COLUMNS), GRAY (DECKING), AND PATINA (CUPOLA). THE PROPERTY IS LOCATED AT 33714 COUNTRY ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 197-221-014-000), SOUTHEAST OF THE INTERSECTION OF CACHAGUA AND EAST CARMEL VALLEY ROADS, CACHAGUA AREA.

Steve Mason, Land Use Technician, presented the project.

Rod McMahan, applicant, agreed to all conditions.

After discussion, the Zoning Administrator granted the Design Approval.

E. SCHEDULED ITEMS *TAKEN OUT OF ORDER*

5. SKEEN DALE & JO MEI CHANG (PLN060735)

CONTINUED FROM 12/13/07. COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A NEW TWO-STORY 2,950 SQUARE FEET SINGLE FAMILY DWELLING WITH A 545 SQUARE FEET ATTACHED GARAGE AND 990 CUBIC YARDS OF CUT; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCES; AND 3) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 26327 SCENIC ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 009-442-013-000), COASTAL ZONE.

Craig Spencer, Project Planner, presented the project. The Errata memo included changes to the staff report.

Jun Sillano, representative, thanked and congratulated staff on a job well done including circulation of the MND in a timely manner. The representative answered and clarified issues listed in a letter from Michael Stamp's office.

John Kusunich spoke to drainage and water issues.

Public Comment: Myron Etienne, Mr. D'Ambresia, and Molly Erikson

Tom Moss stated that water is available for the project.

BREAK – 3:15 p.m.

RECONVENED – 3:25 p.m.

The Zoning Administrator spoke to each of the issues raised by the applicant's attorney. Shortened hours of operation were discussed including shortened hours on Saturdays and no work on Sundays. A construction management plan was also discussed and a condition regarding this will be added. He asked the Planner to include all significant impacts in the initial study in the staff report as a finding and include an explanation why.

The Zoning Administrator adopted the revised Mitigated Negative Declaration and approved the Combined Development Permit with changes as discussed.

4. LAMBUTH PATRICIAN/MICHAEL (PLN060549)

USE PERMIT TO ALLOW THE CONSTRUCTION OF A 2,400 SQUARE FOOT AUTO REPAIR FACILITY. THE PROJECT INCLUDES THE CONSTRUCTION OF A 912 SQUARE FOOT DETACHED GARAGE CONTAINING THREE COVERED PARKING SPACES. THE PROPERTY IS LOCATED AT 365 BLOHM AVENUE, AROMAS (ASSESSOR'S PARCEL NUMBER 267-102-006-000), NORTH COUNTY NON-COASTAL AREA.

Jody Lyons, Project Planner, presented the project.

Mike Lambuth accepted the conditions and agreed to have no more than three cars parked outside on a long term basis.

Moss deleted Condition No. 14, "Sanitary System Floodproofing Certification" and added a "Water Conservation Measures" condition.

The Zoning Administrator approved the Use Permit as amended.

6. WHITMAN ARNOLD & TERRI LUNDBER (PLN070070)

COMBINED DEVELOPMENT PERMIT CONSISTING OF (1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW ADDITIONS TO THE MAIN FLOOR (1,370 SQUARE FEET) AND TO CONSTRUCT A NEW UPPER FLOOR (880 SQUARE FEET) IN AN EXISTING 2,317 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING; THE INTERIOR REMODEL OF AN EXISTING 468 SQUARE FOOT GUESTHOUSE; A 70 SQUARE FOOT ADDITION TO A 986 SQUARE FOOT DETACHED GARAGE; THE DEMOLITION OF A 118 SQUARE FOOT DETACHED SAUNA AND 339 SQUARE FOOT DETACHED STUDIO; (2) A COASTAL ADMINISTRATIVE PERMIT FOR DEVELOPMENT ON SLOPES GREATER THAN 30% (GRADING OF 25 CUBIC YARDS OF CUT AND 25 CUBIC YARDS OF FILL); AND (3) A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN THE CRITICAL VIEWSHED AREA ALONG HIGHWAY 1. THE PROPERTY IS LOCATED AT 36140 HIGHWAY 1, MONTEREY (ASSESSOR'S PARCEL NUMBER 243-321-002-000), HAWK'S NEST, BIG SUR AREA, COASTAL ZONE.

David Greene, Project Planner, presented the project.

Jun Sillano, representative, agreed to the conditions.

The Zoning Administrator approved the Combined Development Permit.

7. DART MARIE (PLN070339)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A LOT LINE ADJUSTMENT BETWEEN THREE LEGAL LOTS OF RECORD OF APPROXIMATELY 7,219 SQUARE FEET (ASSESSOR'S PARCEL NUMBER 416-023-017-000), 108,694 SQUARE FEET (ASSESSOR'S PARCEL NUMBER 416-023-018-000) AND 20,468 SQUARE FEET (ASSESSOR'S PARCEL NUMBER 416-023-016-000); RESULTING IN THREE LEGAL LOTS OF RECORD OF APPROXIMATELY 8,078 SQUARE FEET (ASSESSOR'S PARCEL NUMBER 416-023-017-000), 107,939 SQUARE FEET (ASSESSOR'S PARCEL NUMBER 416-023-018-000) AND 20,364 SQUARE FEET (ASSESSOR'S PARCEL NUMBER 416-023-016-000); AND 2) A VARIANCE TO ALLOW THE ENCROACHMENT OF THE SINGLE FAMILY DWELLING INTO THE SIDE YARD SETBACK. THE PROPERTY IS LOCATED AT 27455 SCHULTE ROAD, CARMEL (ASSESSOR'S PARCEL NUMBERS 416-023-017-000, 416-023-018-000 AND 416-023-016-000), CARMEL VALLEY MASTER PLAN AREA.

Brittany Nicholson, Project Planner, presented this project.

Marie Dart agreed to the conditions.

The Zoning Administrator approved the Combined Development Permit.

8. LOPEZ MANUEL TR & MARY ESTHER (PLN070508)

RETROACTIVE USE PERMIT TO ABATE VIOLATION (CE070340) FOR THE REMOVAL OF 5 PROTECTED OAK TREES. THE PROPERTY IS LOCATED AT 26002 PASEO EL CAJON, MONTEREY (ASSESSOR'S PARCEL NUMBER 416-131-034-000), GREATER MONTEREY PENINSULA AREA.

Brittany Nicholson, Project Planner, presented this project.

Wes Spevey, agent, agreed to the conditions.

The Zoning Administrator approved the Use Permit.

9. HIMONAS JAMES JR & JILL (PLN070155)

CONTINUED FROM JANUARY 10, 2008. 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, presented this project.

Phil Hardaway, agent, agreed to the conditions.

The Zoning Administrator adopted the Mitigated Negative Declaration and approved the Combined Development Permit.

10. SPINDLETOP EXPLORATION CO, INC. (PLN070511)

CONTINUED FROM JANUARY 10, 2008. 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, presented this project. Staff was asked to amend Finding No. 1, consistency.

Daniel Piechota, architect, answered questions as did Joseph and Holly Hughes, applicants.

John Bridges, agent, agreed to the conditions.

Public Comment: Plattie Haganaw, neighbor, had concerns regarding the roof elevation, the driveway and solar panels.

Chuck Hanson did a presentation of the project.

Elizabeth Gronola, representative for neighbor, requested a continuance to do a site visit with the Committee.

Eric Miller presented examples of the proposed house lowered.

Bridges agreed to lower the house one foot.

BREAK – 5:15 p.m. RECONVENED – 5:20 p.m.

After discussion with the neighbor, Bridges agreed to lower the house three feet.

Conditions were added regarding: 1) lowering the house 18 inches, 2) solar panels, 3) slope at 3 feet, and 4) paint color.

Due to the added conditions, Chuck Hanson and Blaney Haganaw agreed that they would not appeal the project.

The Zoning Administrator approved the Coastal Administrative Permit with the added conditions as discussed.

11. MATTHEWS MATTY TR (PLN060118)

CONTINUED FROM 12/13/07. ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR DEVELOPMENT WITHIN A SITE PLAN REVIEW ZONING DISTRICT OVERLAY OR "S" DISTRICT TO ALLOW THE DEMOLITION OF AN EXISTING TWO-STORY 1,180 SQUARE FOOT SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A TWO-STORY 752 SQUARE FOOT SINGLE FAMILY DWELLING AND GRADING (LESS THAN 100 CUBIC YARDS); AND A VARIANCE FOR REDUCTION IN FRONTYARD SETBACKS. THE PROPERTY IS LOCATED AT 28650 ROBINSON

CANYON ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 416-025-010-000), CARMEL VALLEY MASTER PLAN AREA.

This project was tabled to a date uncertain.

E. OTHER MATTERS: - NONE

F. ADJOURNMENT 5:30 p.m.

ATTEST:



JEFF MAIN, ZONING ADMINISTRATOR

JM:kb/ca