

**FINAL  
MONTEREY COUNTY ZONING ADMINISTRATOR  
MARCH 13, 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: February 28, 2008**

The minutes for February 28, 2008, were approved.

**D. DESIGN APPROVALS (CONSENT)**

**1. COURAGE GUY R TR ESTATE (DA070501)**

DESIGN APPROVAL TO ALLOW FOR THE DEMOLITION OF AN EXISTING 2,353 SQUARE FOOT TWO STORY SINGLE FAMILY DWELLING AND A 552 SQUARE FOOT ATTACHED GARAGE; AND FOR THE CONSTRUCTION OF A NEW 2,814 SQUARE FOOT ONE STORY SINGLE FAMILY DWELLING WITH A 512 SQUARE FOOT ATTACHED GARAGE, AN 18 SQUARE FOOT COVERED ENTRY, A 180 SQUARE FOOT COVERED PATIO WITH AN EXTERIOR BBQ, FIREPLACE, AND FOUNTAIN. NEW PAVED DRIVEWAY WITH INTERLOCKING PAVERS, AND TWO CMU WALLS WITH WOOD GATES. COLORS AND MATERIALS: EXTERIOR STUCCO (MERLEX P-192/CARMELO B BASE) AND BEIGE STONE, ROOF ( REDLAND CLAY TILES/OLD SEDONA BLEND), STAINED WOOD DOORS AND WINDOWS. THE PROPERTY IS LOCATED AT 1077 SAN CARLOS ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-271-022-000), GREATER MONTEREY PENINSULA AREA PLAN.

Cynthia Bettencourt presented the project. Staff relayed that this project is no longer listed as "Guy R. Courage TR Estate," it is now "PB2 San Carlos LP."

Jimmy Mondala, representative, accepted the conditions.

The Zoning Administrator approved the project.

**D. SCHEDULED ITEMS**

**2. OLIVO ROBERT O (PLN060660)**

COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 900 SQUARE FOOT SINGLE FAMILY DWELLING WITH A 360 SQUARE FOOT ATTACHED CARPORT, 785 SQUARE FOOT ATTACHED GARAGE, 1,000

SQUARE FOOT BARN, 600 SQUARE FOOT SHED, 850 SQUARE FOOT TACK ROOM, SEPTIC SYSTEM, 600 SQUARE FOOT SWIMMING POOL, 100 SQUARE FOOT AREA FOR TWO 4,900 GALLON WATER STORAGE TANKS, PROPANE TANK AREA, 400 TOTAL LINEAR FEET OF RETAINING WALL, A 200 SQUARE FOOT GAZEBO, TRELIS, 4,374 SQUARE FEET OF NEW DRIVEWAY (9,016 SQUARE FEET TOTAL DRIVEWAY), AND GRADING OF 423 CUBIC YARDS OF CUT AND 423 CUBIC YARDS OF FILL; AND 2) A COASTAL ADMINISTRATIVE PERMIT FOR A DOMESTIC WELL. THE PROPERTY IS LOCATED AT 323 HIDDEN VALLEY ROAD, WATSONVILLE (ASSESSOR'S PARCEL NUMBER 129-151-007-000), NORTH COUNTY AREA, COASTAL ZONE.

Joe Sidor, Project Planner, presented the project and read revisions and/or changes for the record.

The Zoning Administrator asked Water Resources Agency about a swale on the property. After discussion, a condition was added relating to drainage and setbacks.

Charles Fowler, designer, accepted the conditions.

A condition related to the garage was added and the applicant agreed.

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

### **3. CLEARY CATHERINE & HIRST MICHA (PLN070494)**

COMBINED DEVELOPMENT PERMIT TO ALLOW (1) THE DEMOLITION OF A 400 SQUARE FOOT SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A 2,202 SQUARE FOOT SINGLE FAMILY DWELLING WITH AN ATTACHED 276 SQUARE FOOT GARAGE WITH 122 CU. YDS. OF GRADING (10 CU. YDS. CUT/112 CU. YDS. FILL); (2) PARKING IN FRONT SETBACK; AND (3) REMOVAL OF THREE PROTECTED TREES. THE PROPERTY IS LOCATED AT 24730 SANTA RITA STREET, CARMEL (ASSESSOR'S PARCEL NUMBER 009-081-025-000), COASTAL ZONE.

David Greene, Project Planner, presented the project.

Daren Davis, Designer, agreed to all conditions. He also agreed to do Phase 1.

The Zoning Administrator approved the project.

### **3. PACIFIC GAS & ELECTRIC CO (PLN070500)**

COASTAL DEVELOPMENT PERMIT TO ALLOW INSTALLATION OF THREE CELL PHONE ANTENNAS ON THE TOP OF A PG&E ELECTRIC TOWER THAT WILL ADD TWELVE FEET TO THE EXISTING 126 FOOT TOWER AND INCLUDE EQUIPMENT CABINETS, WORK LIGHT AND POWER METER ON A CONCRETE SLAB SURROUNDED BY A SIX FOOT HIGH FENCE AT THE TOWER BASE. THE PROPERTY IS LOCATED ON DOLAN ROAD, MOSS LANDING [NO ADDRESS ASSIGNED] (ASSESSOR'S PARCEL NUMBER 131-054-010-000), NORTH COUNTY COASTAL ZONE.

David Greene, Project Planner, presented the project.

Leah Hernikl, representative, accepted the conditions.

After discussion, the project was approved.

**5. BIG SUR LAND TRUST (PLN070565)**

COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREA THAT INCLUDES REMOVAL OF INVASIVE PLANT SPECIES (ICE PLANT AND EUROPEAN BEACH GRASS) AND RESTORATION BY PROMOTING THE NATURAL ESTABLISHMENT OF NATIVE SPECIES AND PROVIDE HABITAT FOR THREATEND OR ENDANGERED SPECIES (SNOWY PLOVER, SMITH'S BLUE BUTTERFLY, LEGLESS LIZARD, MONTEREY GILIA, AND MENZIES' WALLFLOWER) ON 125 ACRES OF SAND DUNES. THE PROPERTY IS LOCATED SOUTH OF THE SALINAS RIVER NATIONAL WILDLIFE REFUGE, WEST OF HIGHWAY 1, MOSS LANDING AREA (ASSESOR'S PARCEL NUMBER 229-021-002-000), NORTH COUNTY, COASTAL ZONE.

Craig Spencer, Project Planner, presented the project.

Scott Hennessy, representative, agreed to the conditions.

The Coastal Development Permit was approved.

**6. JOHNSON PETER (PLN070369)**

CONTINUED FROM 2/28/08. COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE DEMOLITION OF AN EXISTING 1,261 SQUARE FOOT SINGLE FAMILY DWELLING AND CONSTRUCTION OF A NEW 2,716 SQUARE FOOT SINGLE FAMILY DWELLING WITH A 280 SQUARE FOOT ATTACHED GARAGE TO BE ATTACHED TO THE EXISTING 240 SQUARE FOOT GARAGE NOT PROPOSED FOR DEMOLITION AND ASSOCIATED GRADING OF 190 CUBIC YARDS, 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF AN ARCHAEOLOGICAL RESOURCE, AND 3) A DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 2813 14TH AVENUE, CARMEL. (ASSESSOR'S PARCEL NUMBER 009-381-022-000), COASTAL ZONE.

Craig Spencer, Project Planner, requested a continuance to March 27<sup>th</sup> to allow time for the flagging and staking.

The Zoning Administrator continued the project to March 27, 2008.

**E. OTHER MATTERS:** None

**F. ADJOURNMENT**

ATTEST: 2:35 p.m.

  
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JEFF MAIN, ZONING ADMINISTRATOR

JM:kb/ca