

FINAL  
MONTEREY COUNTY ZONING ADMINISTRATOR  
MARCH 27, 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
	Recording Secretary	Carol Allen
Absent:	Water Resources	Tom Moss

**B. PUBLIC COMMENT: None**

**C. APPROVAL OF MINUTES: March 13, 2008**

The minutes for March 13, 2008, were approved.

**D. DESIGN APPROVALS (CONSENT)**

**1. HOLLOWAY DON (DA070311)**

DESIGN APPROVAL TO ALLOW FOR THE RE-BUILDING OF AN EXISTING 853 SQUARE FOOT REAR YARD DECK AND STEPS. RE-USING EXISTING FOOTINGS - NO CHANGES TO RESIDENCE. PROJECT IS LOCATED AT 3621 EASTFIELD ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER: 015-562-010-000) EAST OF THE INTERSECTION OF HIGH MEADOW AND EASTFIELD ROAD, GREATER MONTEREY PENINSULA AREA.

Lucy Bernal, Land Use Technician, presented the project.

The Zoning Administrator added a condition to reflect that the item is a non-conforming use.

Dave Sweigart, representative, relayed that the applicant did not know of illegal permits until now.

Project was approved by Zoning Administrator.

**SCHEDULED ITEMS**

**2. REDEVELOPMENT AGENCY OF THE CO (GPZ070004)**

COMBINED DEVELOPMENT PERMIT INCLUDING: 1) USE PERMIT, GENERAL DEVELOPMENT PLAN AND DESIGN APPROVAL FOR THE REESTABLISHMENT OF A PREVIOUSLY EXISTING SERVICE STATION AND CAR WASH, FOR THE CONTINUING USE OF A CONVENIENCE MARKET AND FOR THE ESTABLISHMENT OF A NEW TRUCK RENTAL FACILITY; AND 2) ZONING RECLASSIFICATION TO REZONE A THREE-ACRE PORTION OF A 20 ACRE PARCEL FROM THE "PQP-D-S" ZONING CLASSIFICATION (PUBLIC/QUASI-PUBLIC WITH DESIGN REVIEW AND SITE REVIEW OVERLAYS) TO "LC-D-S" ZONING CLASSIFICATION (LIGHT COMMERCIAL WITH DESIGN REVIEW AND SITE REVIEW OVERLAYS). THE SUBJECT SITE IS LOCATED AT 2700 IMJIN

PARKWAY (ASSESSOR'S PARCEL NUMBER 031-101-039-000), AT THE INTERSECTION OF IMJIM ROAD AND ABRAMS ROAD, FORT ORD AREA.

Anna Quenga, Project Planner, for Luis Osorio, requested a continuance.

Nick Nichols, Public Works, stated they would like a continuance to review the conditions.

This item was continued to April 10, 2008 by the Zoning Administrator.

**3. SAN FRANCISCO ZEN CENTER (PLN060476)**

USE PERMIT TO ALLOW THE CONSTRUCTION OF A ONE-STORY, APPROXIMATELY 3,090 SQUARE FOOT YOGA/WORKSHOP BUILDING AND THE REMOVAL OF ONE 12-INCH DIAMETER OAK TREE. THE PUBLIC/QUASI-PUBLIC USE IS WITHIN THE PROPERTY OWNED BY THE SAN FRANCISCO ZEN CENTER AT TASSAJARA, DESIGNATED AS A HISTORIC RESOURCE IN THE CALIFORNIA INVENTORY OF HISTORICAL RESOURCES. THE PROPERTY IS LOCATED AT 47791 TASSAJARA ROAD, CARMEL VALLEY (ASSESSOR PARCEL NUMBER 419-071-004-000), ON A DIRT ROAD OFF TASSAJARA ROAD, CACHAGUA AREA.

Bret Becker , PMC Consultant, presented the project.

Leslie James, applicant, agreed to the conditions.

The Zoning Administrator approved the project.

**4. TWELFTH TEE INVESTORS LLC (PLN070184)**

COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) A USE PERMIT FOR DEVELOPMENT ON SLOPES EXCEEDING 30%; AND (2) AN ADMINISTRATIVE PERMIT FOR DEVELOPMENT WITHIN A SITE PLAN REVIEW OR "S" ZONING DISTRICT TO ALLOW THE CONSTRUCTION OF AN APPROXIMATE 2,700 LINEAR FOOT DRIVEWAY TO PROVIDE ACCESS TO TWO EXISTING RESIDENTIAL PARCELS AND GRADING (APPROXIMATELY 5,602 CU. YDS. CUT / 5,550 CU. YDS. FILL). THE PROPERTY IS LOCATED AT THE INTERSECTION OF CALLE DE ROBLES AND VIA QUINTANA, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBERS 185-051-009-000, 185-051-016-000, 185-051-017-000, AND 185-051-018-000), CARMEL VALLEY MASTER PLAN AREA.

Elisa Manuguerra, Project Planner, presented the project.

Jim Gray, representative, explained his intentions, which are to make a driveway. He agreed with the conditions.

After discussion, the Zoning Administrator adopted the Negative Declaration and approved the Combined Development Permit.

**5. HOUGHAM ANN E. (PLN070282)**

ADMINISTRATIVE PERMIT TO ALLOW THE TRANSIENT USE OF RESIDENTIAL PROPERTY FOR REMUNERATION PURPOSES FOR ONE FAMILY OR A GROUP OF INDIVIDUALS, NOT TO EXCEED 20 PERSONS AT A TIME. THE USE INCLUDES THE TRANSIENT RENTAL (NOT LESS THAN 7 DAYS OR MORE THAN 30 CONSECUTIVE DAYS) OF EXISTING HISTORICAL STRUCTURES AND

THE PREMISES FOR A TOTAL NOT TO EXCEED 75 PERCENT OF THE YEAR. THE STRUCTURES INCLUDE A 2,750 SQUARE FOOT SINGLE FAMILY RESIDENCE, A DETACHED 735 SQUARE FOOT COTTAGE AND A DETACHED 220 SQUARE FOOT GUEST ROOM. NO ADDITIONAL CONSTRUCTION, GRADING OR TREE REMOVAL IS PROPOSED FOR THIS USE. THE PROPERTIES ARE LOCATED AT 46005 ARROYO SECO ROAD, GREENFIELD (ASSESSOR'S PARCEL NUMBERS 419-441-005-000 AND 419-441-006-000), CENTRAL SALINAS VALLEY AREA.

Nadia Amador, Project Planner, presented the project.

Hori clarified Condition No. 16, Parking Stalls.

Ann Hougham agreed to all the conditions and made a presentation.

The Zoning Administrator approved the project subject to the findings and evidence and conditions with a change to Condition No. 10, Term of Project, change being two years instead of three.

**6. JOHNSON PETER (PLN070369)**

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 April 24, 2008 to allow time for re-staking, flagging and re-noticed for April 24th.

Continuance approved.

**E. OTHER MATTERS:** NONE

**F. ADJOURNMENT** - 3:15 P.M.

ATTEST:



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JEFF MAIN, ZONING ADMINISTRATOR

JM:kb/ca