

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
JUNE 26, 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	Nicole Silva
	Water Resources	Jennifer Bodensteiner
	Public Works	Bryce Hori
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES – None

D. DESIGN APPROVALS – None

1. SMITH DAVID C. (DA080059)

DESIGN APPROVAL TO ALLOW FOR THE DEMOLITION OF AN EXISTING 1,485 SQUARE FOOT ONE STORY SINGLE FAMILY DWELLING AND A 525 SQUARE FOOT ATTACHED GARAGE; AND FOR CONSTRUCTION OF A 2,809 SQUARE FOOT ONE STORY SINGLE FAMILY DWELLING WITH A 669 SQUARE FOOT ATTACHED GARAGE, A 175 SQUARE FOOT COVERED PORCH, AND TWO CONCRETE WALLS WITH STONE VENEER RANGING IN HEIGHT FROM 3 TO 6 FEET. MATERIALS AND COLORS: STUCCO SIDING (RHODE'S POINT/NA51), TRIM (HOMESPUN/NA50), ROOF (CERTAINTED PRESIDENTIAL SHAKE/COUNTRY GRAY), WINDOWS (SIERRA PACIFIC ALUMINUM CLAD/LINEN 032), AND SITE WALLS (STONE VENEER/MCGREGOR LAKE STACK STONE). THE PROPERTY IS LOCATED AT 1000 SAN CARLOS ROAD PEBBLE BEACH. (ASSESSOR'S PARCEL NUMBER 007-282-001-000), GREATER MONTEREY PENINSULA AREA PLAN.

Cynthia Bettencourt, Building Services, presented the project.

Robert MacDougall, architect, was present and David Smith, owner, asked about the landscaping condition.

Delinda Robinson, Building Services, stated that the bond would need to be paid before occupancy.

The Zoning Administrator approved the Design Approval with a change to the monitoring action for condition 3.

E. SCHEDULED ITEMS

2. SBMD PROPERTIES LLC (PLN050420)

CONTINUED FROM 05/29/08. COMBINED DEVELOPMENT PERMIT CONSISTING OF A USE PERMIT TO CLEAR A VIOLATION CE060417, BY LEGALIZING AN AGRICULTURAL TRUCKING FACILITY TO INCLUDE; A 1,440 SQUARE FOOT OFFICE, A 1,500 SQUARE FOOT DISPATCH OFFICE, 7,272

SQUARE FEET OF SERVICE/REPAIR SHOP AND 3,174 SQUARE FEET OF GRAVELED TRUCK/TRAILER PARKING AREA. THE PROPERTY IS LOCATED AT 26710 ENCINAL ROAD SALINAS (ASSESSOR'S PARCEL NUMBER 137-061-030-000), SOUTH OF THE INTERSECTION AT OLD STAGE ROAD FRONTING ON ENCINAL ROAD, GREATER SALINAS AREA.

Ramon Montano, Project Planner, presented the project.

The Zoning Administrator inquired about the surface of the parking area, the floodplain, the Special Treatment designation, how leaks would be controlled, water storage, nitrates, and the difference between conditions 21 and 23.

Environmental Health added four standard conditions: No. 28, 30 33, and 34.

The Zoning Administrator asked Public Works if it would be appropriate to delete Condition No. 23, traffic mitigation fee, as duplicative with number 21; and Environmental Health's Condition No. 16, water system permit.

Billi Jo Gervacio, applicant, asked about the required fees.

After discussion, the Zoning Administrator adopted the Mitigated Negative Declaration with Mitigation Monitoring Plan and approved the project with changes as discussed.

3. PREVETT ROBERT J JR (PLN080037)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT FOR ADDITIONS TALLING 883 SQUARE FEET TO AN EXISTING 3432 SQUARE FOOT SINGLE FAMILY DWELLING AND DESIGN APPROVAL, AND 2) COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF ONE MONTEREY PINE TREE (18 INCHES IN DIAMETER). THE PROJECT IS LOCATED WITHIN THE PESCADERO WATERSHED AND MEETS THE DEVELOPMENTS STANDARDS REQUIRED FOR THAT AREA. THE PROJECT IS LOCATED AT 4034 MORA LANE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-191-025-000) , DEL MONTE FOREST AREA.

Elizabeth Gonzales, Project Planner, presented the project.

Robert Prevett, owner, agreed with the conditions.

The Zoning Administrator approved the project.

4. CANADA WOODS LLC (PLN080076)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT FOR ADDITIONS TALLING 883 SQUARE FEET TO AN EXISTING 3432 SQUARE FOOT SINGLE FAMILY DWELLING AND DESIGN APPROVAL, AND 2) COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF ONE MONTEREY PINE TREE (18 INCHES IN DIAMETER). THE PROJECT IS LOCATED WITHIN THE PESCADERO WATERSHED AND MEETS THE DEVELOPMENT STANDARDS REQUIRED FOR THAT AREA. THE PROJECT IS LOCATED AT 4034 MORA LANE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-191-025-000), DEL MONTE FOREST AREA.

Paula Bradley and Lucy Bernal, Project Planner, presented the project, including a memorandum with errata.

David Mulvaney, designer/contractor, agreed to the conditions.

The Zoning Administrator inquired about the large amount of grading and if the site was visible from Carmel Valley. Staff and the applicant stated that it would not be visible from Carmel Valley.

The Zoning Administrator approved the project including the errata and changes to the findings and conditions.

5. QUATRO OAKS LP (PLN080078)

ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 989 SQUARE FOOT ATTACHED CARETAKER UNIT; AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 13,781 SQUARE FOOT MULTI-LEVEL, TWO-STORY SINGLE FAMILY DWELLING WITH A BELOW GRADE 3,311 SQUARE FOOT ATTACHED NINE CAR GARAGE AND LIVING AREAS, 1,262 SQUARE FOOT LOGGIA, 512 SQUARE FOOT BREEZEWAY, 1,031 SQUARE FOOT DECKS, 312 SQUARE FOOT DETACHED WINE SHED, 100 SQUARE FOOT DETACHED POTTING SHED WITH 174 SQUARE FOOT COVERED PORCH. ALSO INCLUDED IS THE RELOCATION OF 22 COAST LIVE OAK AND 18 MONTEREY PINE TREES AND THE REMOVAL OF 4 MONTEREY PINES RANGING IN SIZE FROM 9 TO 17 INCHES IN DIAMETER. GRADING IS APPROXIMATELY 3,973 CUBIC YARDS OF CUT AND 991 CUBIC YARDS OF FILL. THE PROPERTY IS LOCATED AT 8015 QUATRO, CARMEL (ASSESSOR'S PARCEL NUMBER 259-092-025-000), TEHAMA SUBDIVISION, SOUTHERLY OF HIGHWAY 68, GREATER MONTEREY PENINSULA AREA

Paula Bradley and Lucy Bernal, Project Planner, presented the project, including a memorandum with errata.

The Zoning Administrator inquired about removal of the trees and where they will be replanted, screening and visibility from Carmel Valley. Staff and the applicant stated that it would not be visible from Carmel Valley.

David Mulvaney, designer/contractor, agreed to the conditions.

The Zoning Administrator approved the project including the errata and changes to the findings and conditions.

6. COOPER WILLIAM R & SUSAN S TR (PLN080055)

COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL FOR THE CONSTRUCTION OF A 399 SQUARE FOOT GUESTHOUSE OVER AN EXISTING ATTACHED GARAGE, INCLUDING PARTIAL DEMOLITION OF THE EXISTING GARAGE. THE PROPERTY IS LOCATED AT 1499 BONIFACIO ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-222-019-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Liz Gonzales presented for Joe Sidor, Project Planner.

Jun Sillano, representative, agreed to the conditions. The applicant questioned Condition No. 4, lighting.

The Zoning Administrator approved the Coastal Development Permit with changes to the fire conditions to apply them to the project, not the existing residence.

7. GUENTHER RALPH P & ELIZABETH E (PLN070390)

VARIANCE REQUEST TO ALLOW A NINE (9) FOOT FRONT YARD SETBACK WHERE A FIFTY (50) FOOT FRONT YARD SETBACK IS REQUIRED AND MINOR MODIFICATION TO A PREVIOUSLY APPROVED DESIGN APPROVAL (DA060090) TO ALLOW THE CONSTRUCTION OF A DETACHED 600 SQUARE FOOT GUESTHOUSE WITH ATTACHED 20 SQUARE FOOT MECHANICAL ROOM. THE PROPERTY IS LOCATED AT 17 LA RANCHERIA, CARMEL VALLEY (ASSESSOR PARCEL NUMBER: 187-131-009-000) CARMEL VALLEY MASTER PLAN.

David Mack, Project Planner, presented the project and two memoranda—one containing errata and the other letters.

The Zoning Administrator inquired about a water test. Environmental Health stated they witnessed the test but have not received the pump test.

Ralph Guenther, applicant, stated the test was complete and they are waiting on the results. Also stated they have water credits for the main house.

Public Comment: Mark Blum, for the Groves; Michael Groves, and Steve Dallas. Mr. Guenther rebutted the testimony.

Luis Osorio, Planning Manager, explained the circumstances and precedence related to this property.

Break – 3:30 p.m. Reconvened – 3:40 p.m.

The Zoning Administrator approved the Variance with a 20 foot setback including changes in the errata memo and as discussed by the Zoning Administrator.

8. WEIS GERARD R/RYA A (PLN070535)

CONTINUED FROM 6/12/08. COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW A MAJOR INTERIOR REMODEL AND THE ADDITION OF APPROXIMATELY 554 SQUARE FEET TO AN EXISTING TWO-STORY SINGLE FAMILY DWELLING AND A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 750 FEET OF AN ARCHAEOLOGICAL SITE. ALL OF THE CARMEL STONE EXTERIOR WILL REMAIN. THE PROPERTY IS LOCATED AT 26097 SCENIC ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER: 009-411-008-000), CARMEL POINT AREA, COASTAL ZONE.

Elizabeth Gonzales, Project Planner, corrected Finding 1 Evidence (d) remove "bathroom" from sentence.

Jun Sillano, representative, agreed to the conditions.

Public Comment: Emmy Moore Minister and Paul Andrews

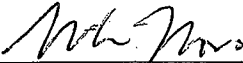
After discussion, the Zoning Administrator approved the Combined Development Permit and asked the applicant to work with the neighbor regarding the height. If they decide to lower the height, a no charge Design Approval will be allowed.

E. OTHER MATTERS: NONE

F. ADJOURNMENT

Date adopted: JULY 31, 2008

ATTEST: 4:06 p.m.



MIKE NOVO, ZONING ADMINISTRATOR

MN:kb/ca