

FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
AUGUST 28, 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	Jacqueline Onciano
	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: NONE

D. DESIGN APPROVALS

1. CORRAL DE TIERRA COUNTRY CLUB (DA080176)

DESIGN APPROVAL TO ALLOW FOR THE DEMOLITION OF A 160 SQUARE FOOT EXISTING BATHROOM (BUILDING B), THE CONVERSION OF A 2,200 SQUARE FOOT EXISTING BREAK ROOM (BUILDING C) TO A STORAGE BUILDING; AND FOR THE CONSTRUCTION OF A 2,850 SQUARE FOOT ADDITION TO INCLUDE AN EMPLOYEE BREAK ROOM, BATHROOMS, OFFICES, AND A LOCKER ROOM TO AN EXISTING 4,950 SQUARE FOOT METAL BUILDING. COLORS AND MATERIALS TO MATCH EXISTING. THE PROPERTY IS LOCATED AT 81 CORRAL DE TIERRA ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 161-201-005-000), TORO AREA PLAN.

Cynthia Bettencourt, Land Use Technician, presented the project.

Doug Ayers and Robert Butler, applicants, agreed to the conditions.

The Zoning Administrator approved the project as recommended by staff.

2. CALTRANS (ATT MOBILE) DA080285)

DESIGN APPROVAL TO ADD AN EQUIPMENT RACK AND CABINETS TO AN EXISTING CELL SITE (CNU3503). THE SITE IS LOCATED ON THE WEST SIDE OF HIGHWAY 1, WITHIN THE CALTRANS RIGHT-OF-WAY, APPROXIMATELY 100 FEET NORTH OF RILEY RANCH ROAD (ASSESSOR'S PARCEL NUMBER 000-000-000-000), CARMEL AREA, COASTAL ZONE.

Joe Sidor, Project Planner, recommended approval of the project and requested that DA080285 and DA080286 be presented as a combined project. The Zoning Administrator agreed.

The Zoning Administrator stated that in accordance with Title 20 (Zoning Ordinance) a Coastal Development Permit would have been required for the project and asked why Design Approvals were required. Joe Sidor stated that the Board of Supervisors approved the projects on appeal as Design Approvals.

Therefore, in order to be consistent with the Board of Supervisors decision, it was staff's decision to recommend approval of the additions with Design Approval.

Lisa Elliot, representative for ATT, agreed to the conditions.

The Zoning Administrator approved both projects as recommended by staff.

3. CALTRANS (ATT MOBILE) (DA080286) (SEE ABOVE)

DESIGN APPROVAL TO ADD AN EQUIPMENT RACK, CABINETS, AND TWO ANTENNAS TO AN EXISTING CELL SITE (CNU3506). THE SITE IS LOCATED ON HIGHWAY 1, OPPOSITE RIBERA ROAD AND CARMEL MEADOWS (ASSESSOR'S PARCEL NUMBER 000-000-000-000), WITHIN THE CALTRANS RIGHT-OF-WAY, CARMEL AREA, COASTAL ZONE.

E. SCHEDULED ITEMS

4. INGLEHEART ROBERT V/DONNA S T (PLN080227)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A 342 SQUARE FOOT UPPER LEVEL ADDITION AND A 342 SQUARE FOOT LOWER LEVEL ADDITION TO AN EXISTING 2,272 SQUARE FOOT SINGLE FAMILY DWELLING WITH AN EXISTING 474 SQUARE FOOT ATTACHED GARAGE, INCLUDING 25 CUBIC YARDS OF CUT AND ZERO CUBIC YARDS OF FILL; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE; AND 3) DESIGN APPROVAL (DA070267). THE PROPERTY IS LOCATED AT 3884 RONDA ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-233-001-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Joe Sidor, Project Planner, recommended approval of the project.

The Zoning Administrator reviewed the proposed project. The Zoning Administrator inquired about interior circulation of the lower level addition. Sidor clarified how circulation would take place within the development. The Planner directed the Zoning Administrator to photos in the file to help clarify. Upon further review, the Zoning Administrator determined that the lower level addition (recreation room) met the criteria of a guesthouse.

Joseph Rock, representative, accepted the conditions.

The Zoning Administrator added a deed restriction condition.

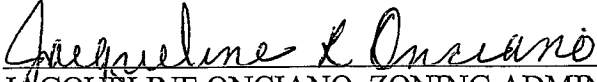
The Zoning Administrator approved the Combined Development Permit including a deed restriction and modification for a recreation room.

E. OTHER MATTERS: NONE

F. ADJOURNMENT 2:08 p.m.

Date adopted: September 25, 2008

ATTEST:



JACQUELINE ONCIANO, ZONING ADMINISTRATOR
JO:kb/ca