

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
SEPTEMBER 25, 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	Roger Van Horn
	Public Works	Bryce Hori
	Water Resources	Tom Moss
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: August 28, 2008

The minutes for August 28, 2008, were approved.

D. SCHEDULED ITEMS

1. DEL MONTE FOREST FOUNDATION, INC. (PLN060238)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO ALLOW A 105 SQUARE FOOT ADDITION TO AN EXISTING LEGAL NON-CONFORMING RESIDENCE AND AN INTERIOR REMODEL (STAIRWAY, BATHROOM, POWDER ROOM, LIVING ROOM AND KITCHEN); AND 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF AN ENVIRONMENTALLY SENSITIVE HABITAT. THE PROPERTY IS LOCATED ON SPYGLASS HILL ROAD, PEBBLE BEACH (AKA 1153 THE DUNES, (ASSESSOR'S PARCEL NUMBER 008-021-008-000), COASTAL ZONE.

Craig Spencer, Project Planner, presented the project and an errata memorandum.

The applicant, Jun Sillano, accepted the conditions.

The Zoning Administrator added standard language to the landscaping condition. Changes: Condition No. 10 - wording change, Condition No. 11 - make a notice recorded on the property, and Condition No. 14 - Historic building survey prior to issuance.

After discussion, the Zoning Administrator approved the Combined Development Permit including changes as noted above.

2. WIND HOTELS HOLDINGS, INC. (PLN070350)

AMENDMENT TO AN EXISTING PLANNING PERMIT (FILE NO. PLN060056) TO ALLOW THE CONSTRUCTION OF A 3,170 SQUARE FOOT SPA, A 729 SQUARE FOOT ADDITION TO THE EXISTING RECEPTION/DRESSING AREA, AND 155 SQUARE FOOT ADDITION TO THE EXISTING FITNESS AREA. THE PROJECT IS LOCATED AT ONE OLD RANCH ROAD (ASSESSOR'S PARCEL NUMBER 416-522-004-000) CARMEL VALLEY MASTER PLAN AREA, NON-COASTAL ZONE

Anna Quenga, Project Planner, presented the project.

The Zoning Administrator wanted to clarify the timing for the historic resources conditions.

Paul Rovella, representative, agreed with the conditions.

The Zoning Administrator approved the Amendment to the existing Planning Permit, clarifying the timing for conditions 6 and 7.

3. QUAIL LODGE, INC. (PLN070538)

COMBINED DEVELOPMENT PERMIT INCLUDING: 1) LOT LINE ADJUSTMENT TO ADJUST THE BOUNDARIES BETWEEN TWO EXISTING LOTS OF RECORD OF 51.6 (APN 157-121-006-000) AND 1.2 ACRES (CERTIFICATE OF COMPLIANCE PLN970171) RESPECTIVELY, RESULTING IN TWO LOTS OF 49.8 AND 3.0 ACRES; AND 2) USE PERMIT FOR THE ESTABLISHMENT OF A VISITOR CENTER/PARKING AREA FOR THE CARMEL RIVER PARKWAY TRAIL PROJECT. THE PROPERTY IS LOCATED AT 26700 RANCHO SAN CARLOS ROAD, CARMEL (ASSESSOR PARCEL NUMBER 157-121-006-000), SOUTH OF CARMEL VALLEY ROAD AND SOUTH OF THE CARMEL RIVER, CARMEL VALLEY MASTER PLAN AREA.

Anna Quenga, Project Planner, presented the project and provided an errata memorandum.

Scott Hennessy, representative, agreed to all conditions.

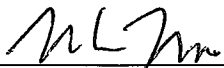
After discussion, the Zoning Administrator approved the Combined Development Permit including changes to Condition No. 3 regarding office hours and those changed identified in the errata memorandum.

E. OTHER MATTERS: NONE

F. ADJOURNMENT 2:00 p.m.

Date adopted: June 11, 2009

ATTEST:



MIKE NOVO, ZONING ADMINISTRATOR

JM:kb/ca