

**FINAL  
MONTEREY COUNTY ZONING ADMINISTRATOR  
OCTOBER 9, 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
	Public Works	Bryce Hori
	Water Resources	Tom Moss
	Recording Secretary	Carol Allen

**B. PUBLIC COMMENT:** None

**C. APPROVAL OF MINUTES:** September 11, 2008

The minutes for September 11, 2008, were approved as distributed

**D. DESIGN APPROVALS:** NONE

**E. SCHEDULED ITEMS**

**1. JAVED MUNIR & AZIZ SHEHZAD (PLN060579)**

USE PERMIT TO ALLOW A MEDICAL OFFICE USE WITHIN AN EXISTING ONE-STORY 2,310 SQUARE FOOT STRUCTURE. THE PROPERTY IS LOCATED AT 18275 MEADOW SONG WAY, SALINAS (ASSESSOR'S PARCEL NUMBER 139-341-047-000), LAS PALMAS SUBDIVISION, TORO AREA.

Elisa Manuguerra, Project Planner, presented the project.

The Zoning Administrator had questions regarding the neighborhood and whether or not it was a 7-day operation. Staff relayed that the applicant has agreed to be closed on Sundays but would like to leave Saturdays open. Zoning Administrator asked Public Works about traffic fees. Staff stated they want to keep the condition until they hear back from TAMC regarding the fees.

Ken Kabir, applicant, accepted the conditions. He would like to remove signs designating it as a park and ride location. Nothing in escrow documents mentioned signs. The applicant also agreed to being closed on Sundays.

Public Works staff spoke to the park and ride issue and read a condition for the record.

After discussion, the Zoning Administrator approved the Use Permit with revisions to conditions, Condition #7 changed to reflect that the office will be open Monday through Saturday.

**2. HARDCASTLE MIKE (PLN080013)**

USE PERMIT FOR THE CONSTRUCTION OF A TWO STORY 4,384 SQUARE FOOT BARN (MAIN FLOOR OF 3200 AND LOFT OF 1184 SQUARE FEET) AND A 1,568 SQUARE FOOT SHOP/TRACTOR

BARN WITH A DESIGN APPROVAL. GRADING APPROXIMATELY 30 CUBIC YARDS. A TREE REMOVAL PERMIT FOR THE REMOVAL OF TWO OAK TREES. THE PROPERTY IS LOCATED AT 10245 CALLE DE ROBLES, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBERS: 185-051-023-000) WEST OF LAURELES GRADE, CARMEL VALLEY MASTER PLAN AREA.

Jody Lyons, Project Planner, presented the project.

The Zoning Administrator had questions regarding the trees and the setbacks.

Mike Hardcastle, applicant, answered questions.

The Zoning Administrator approved the Use Permit.

### **3. OLIVER THOMAS A & MARGARET W T (PLN080265)**

USE PERMIT AND DESIGN APPROVAL FOR DEVELOPMENT WITHIN THE CARMEL VALLEY FLOOD PLAN TO ALLOW THE CONSTRUCTION OF A 547 SQUARE FOOT GUESTHOUSE AND 504 SQUARE FOOT DETACHED 2-CAR GARAGE; 108 SQUARE FEET OF NEW TRELLIS AND PATIO; 200 SQUARE FOOT NEW PLANTER AREA; 648 SQUARE FEET OF NEW PAVING IN THE CARMEL VALLEY FLOOD PLAN; AND APPROXIMATELY 50 CUBIC YARDS OF GRADING (CUT AND FILL). THE PROPERTY IS LOCATED AT 88 PANETTA ROAD, CARMEL VALLEY, (ASSESSOR PARCEL NUMBER 189-181-008-000) CARMEL VALLEY MASTER PLAN.

David Mack, Project Planner, presented the project.

Glenn Warner, architect, and the Zoning Administrator had a discussion regarding the height of a stem wall on the property.

After discussion, the Use Permit was approved including the removal of finding #19 and the addition of a condition regarding the stem wall with a vertical datum of 234.2 feet.

### **4. MONTGOMERY ROBERT W & APRIL B (PLN080388)**

COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE, AND A DESIGN APPROVAL FOR A 107 SQUARE FOOT ADDITION TO AN EXISTING 1,478 SQUARE FOOT ONE-STORY SINGLE-FAMILY DWELLING. THE PROPERTY IS LOCATED AT 6 MAL PASO ROAD, CARMEL HIGHLANDS (ASSESSOR'S PARCEL NUMBER 243-194-023-000), CARMEL AREA LAND USE PLAN, COASTAL ZONE. RELATED TO DA080192.

Joe Sidor, Project Planner, presented the project.

Tina Hannas, representative, agreed with the conditions.

After discussion, the Zoning Administrator approved the Coastal Development Permit.

**E. OTHER MATTERS:** NONE

**F. ADJOURNMENT** 2:24 p.m.

Date adopted: June 11, 2009

ATTEST:



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MIKE NOVO, ZONING ADMINISTRATOR

MN:kb/ca