

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
NOVEMBER 13, 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 (Carl Holm on Item E.4)
	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: None

D. SCHEDULED ITEMS

1. ZIMMERMAN JOHN P (DA080162)

DESIGN APPROVAL TO ALLOW THE DEMOLITION OF AN EXISTING 2,428 SQUARE FOOT TWO STORY SINGLE FAMILY DWELLING AND A 536 SQUARE FOOT ATTACHED GARAGE; AND THE CONSTRUCTION OF A NEW 3,220 SQUARE FOOT TWO STORY SINGLE FAMILY DWELLING WITH A 1,620 SQUARE FOOT BASEMENT, A 574 SQUARE FOOT BASEMENT LEVEL GARAGE, A 70 SQUARE FOOT ENTRY GATE TOWER, A 245 SQUARE FOOT FRONT ENTRY TOWER, 448 SQUARE FEET OF FIRST FLOOR COVERED PORCHES, 442 SQUARE FEET OF SECOND STORY COVERED BALCONIES, 58 SQUARE FEET OF STUCCO/STONE WALLS, 90 SQUARE FEET OF RETAINING WALLS, TWO EXTERIOR FIRE PITS, A WATER FOUNTAIN, AND A STUCCO BENCH. COLORS AND MATERIALS: EXTERIOR STUCCO WALLS (BEIGE), EXTERIOR STONE FINISH (FOND DU LAC/LIGHT STONE BEIGE), ROOF (REDLAND ROOF TILE/ANTIQUE RED). THE PROPERTY IS LOCATED AT 1034 RODEO ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-323-006-000), GREATER MONTEREY PENINSULA AREA PLAN.

Cynthia Bettencourt, Project Planner, requested a continuance because the applicant could not be present.

Public Comment: None.

After discussion, the Zoning Administrator continued the item to the December 11, 2008 public hearing.

2. SABU SHAKE JR (DA080329)

CONTINUED FROM 11/13/2008. DESIGN APPROVAL FOR THE DEMOLITION OF AN EXISTING 2,208 SQUARE FOOT ONE STORY SINGLE FAMILY DWELLING; A 531 SQUARE FOOT ATTACHED GARAGE; THE CONSTRUCTION OF A 6,158 SQUARE FOOT TWO STORY SINGLE FAMILY DWELLING, A 1,007 SQUARE FOOT ATTACHED 3 -CAR GARAGE WITH A 243 SQUARE FOOT STORAGE ROOM, 30 SQUARE FEET OF SECOND STORY BALCONIES, A 944 SQUARE FOOT DETACHED CABANA WITH A 202 SQUARE FOOT TRELIS, A 438 SQUARE FOOT EXTERIOR BBQ AREA AND TRELIS, 2,172 SQUARE FEET OF RETAINING WALLS, A 5,052 SQUARE FOOT 6 FOOT

HIGH GRAPE STAKE FENCE WITH AN ELECTRIC GATE, AND AN EXTERIOR FOUNTAIN. COLORS AND MATERIALS: EXTERIOR WALLS (CEMENT PLASTER WITH INTEGRAL COLOR AND CUSTOM EL DORADO LIMESTONE), WINDOWS AND DOORS (BAHAMA BROWN), ROOF (EAGLE CONCRETE S-TILE). THE PROPERTY IS LOCATED AT 1475 MANOR ROAD, MONTEREY (APN101-102-007-000), GREATER MONTEREY PENINSULA AREA.

Cynthia Bettencourt, Project Planner, requested a continuance to December 11, 2008.

Public Comment: None.

The Zoning Administrator continued the item to December 11, 2008.

3. MAIDY MICHAEL A/FRANCIA BREM (DA080331)

CONTINUED FROM 11/13/2008. DESIGN APPROVAL TO ALLOW FOR THE CONSTRUCTION OF A NEW 5,450 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING WITH A 840 SQUARE FOOT ATTACHED THREE-CAR GARAGE; 850 SQUARE FEET OF COVERED PATIOS; TWO THREE-STEMMED OAK TREES TO BE REMOVED; GRADING FOR THE NEW SINGLE FAMILY DWELLING AND DRIVEWAY (CUT:198 CY, FILL:40 CY). COLORS/MATERIALS: OLD SEDONA BLEND REDLAND CLAY ROOF TILES, CAMELO MERLEX EXTERIOR STUCCO, STONE EXTERIOR, AND WOOD STAINED DOORS, WINDOWS. COLUMNS, AND FRAMES. THE PROPERTY IS LOCATED AT 107 VIA DEL MILAGRO IN MONTEREY (ASSESSOR'S PARCEL NUMBER: 173-072-001-000) GREATER MONTEREY PENINSULA AREA.

Delinda Robinson, Project Planner, recommended that the project be continued to December 11, 2008.

The Zoning Administrator continued the item to December 11, 2008.

D. SCHEDULED ITEMS

Carl Holm sat as Zoning Administrator for Item E.4

4. STRONG MICHAEL/JEANINE (PLN080110)

COMBINED DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A NEW 936 SQUARE FOOT BARN CONSISTING OF: 1) VARIANCE TO REDUCE THE SIDEYARD SETBACK FROM 20 FEET TO 6 FEET; AND 2) USE PERMIT FOR DEVELOPMENT ON SLOPES GREATER THAN 30%; SITE PLAN REVIEW AND DESIGN APPROVAL INCLUDING 93 CUBIC YARDS OF CUT AND 66 CUBIC YARDS OF FILL. THE PROPERTY IS LOCATED AT 927 W CARMEL VALLEY ROAD, CARMEL VALLEY (ASSESSORS PARCEL NUMBER 185-041-024-000), CARMEL VALLEY MASTER PLAN.

Valerie Negrete, Project Planner, presented the project.

Public Comment: Mark Thompson, representative for applicant, agreed with all conditions and modifications.

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

Mike Novo returned as Zoning Administrator for the remainder of the meeting.

David Mack, Project Planner, presented the project. Mr. Mack presented a discussion of the conditions and recommended amending condition 7 and deletion of condition 29.

The Zoning Administrator asked about the fire conditions to ensure it is clear which areas are subject to which conditions. Mr. Mack said the fire sprinklers only applied to the office. The Zoning Administrator also inquired about project access, circulation,

Roger Van Horn, Environmental Health, asked that standard conditions EH1, 2, and 3 be added relating to the water system.

Peter Friend, project representative, accepted the conditions as recommended.

Public Comment: None.

The Zoning Administrator approved the Combined Development Permit with staff's recommendation, with clarification to condition 30 that it is for the office building, changes to condition 21, and deletion of Findings 6 and 7.

7. CROMWELL JOHN P III/CHIARO D (PLN080408)

COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL FOR THE REMODEL OF AN EXISTING 2,002 SQUARE FOOT TWO STORY SINGLE FAMILY RESIDENCE, WITHIN 750 FEET OF A KNOWN ARCHEAOLOGICAL RESOURCE. THE PROPERTY IS LOCATED AT 2459 SAN ANTONIO AVENUE, CARMEL [APN 009-412-029-000] CARMEL LAND USE PLAN AREA.

John Ford, Project Planner, presented the project.

Claudio Ortiz, representative, agreed with the recommended conditions.

Public Comment: None.

The Zoning Administrator approved the Coastal Development Permit with staff's recommendation.

8. PB CYPRESS LLC (PLN070607)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE DEMOLITION OF AN EXISTING 4,481 SQUARE FOOT SINGLE FAMILY DWELLING AND CONSTRUCTION OF A NEW 5,936 SQUARE FOOT SINGLE FAMILY DWELLING INCLUDING AN ATTACHED GARAGE, A 936 SQUARE FOOT BASEMENT, AND ASSOCIATED GRADING (APPROXIMATELY 550 CUBIC YARDS CUT/ 420 CUBIC YARDS FILL) ; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF ONE 48 INCH OAK TREE; 3) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN A CULTURAL RESOURCES BUFFER ZONE; 4) VARIANCE TO EXCEED THE 4,000 SQUARE FOOT IMPERVIOUS COVERAGE LIMITATION IN THE PESCADERO WATERSHED AREA BY 4,424 SQUARE FEET, FOR A TOTAL IMPERVIOUS SURFACE AREA OF 8,424 SQUARE FEET (REDUCED 1,781 SQUARE FEET FROM EXISTING IMPERVIOUS AREA OF 10,205 SQUARE FEET); AND 5) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 1476 CYPRESS DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-455-007-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Craig Spencer, Project Planner, presented the project. The Zoning Administrator asked about the driveway alignment being considered. Mr. Spencer stated that it was the version utilizing a portion of the existing driveway.

David Stocker, representative, agreed with the recommended conditions.

Public Comment: Jerry Engenbrought, Pebble Beach Community Services District, Fire, recommended that condition 25 be removed. David Stocker said that they would work with the fire department on a turnout facility.

The Zoning Administrator adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approved the Combined Development Permit with staff's recommendation and changes to condition 15, and inclusion of a condition regarding turnouts.

E. OTHER MATTERS: NONE

F. ADJOURNMENT 3:20 p.m.

Date adopted: June 11, 2009

ATTEST:



MIKE NOVO, ZONING ADMINISTRATOR