

**FINAL  
MONTEREY COUNTY ZONING ADMINISTRATOR  
THURSDAY, JUNE 11, 2009  
MINUTES**

**A. ROLL CALL: 1:30 P.M.**

PRESENT: Mike Novo, Zoning Administrator    Chad Alinio, Public Works  
          Pat Treffry, Environmental Health    Michael Trapani, Water Resources Agency

**B. PUBLIC COMMENTS** - None

**C. APPROVAL OF MINUTES:** September 25, October 30, and November 13, 2008  
Revision made to September 25, 2008 minutes. The Zoning Administrator approved all minutes.

**D. DESIGN APPROVALS**

1. **LINDEN TOM TR ET AL - DA080411 PLANNING AREA: GREATER MONTEREY PENINSULA AREA. PROJECT PLANNER: DELINDA ROBINSON. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION:** DESIGN APPROVAL TO ALLOW FOR THE DEMOLITION OF AN EXISTING 2,067 SQUARE FOOT SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A 3,865 SQUARE FOOT SINGLE FAMILY DWELLING WITH A 256 SQUARE FOOT UNCOVERED PATIO/DECK OVER THE ENTRANCE TO THE BASEMENT GARAGE, A 3,075 SQUARE FOOT HABITABLE BASEMENT AND A 763 SQUARE FOOT BASEMENT GARAGE. COLORS AND MATERIALS TO BE THE FOLLOWING: TERRACOTTA RED CLAY ROOF TILE, BEIGE STUCCO EXTERIOR (SAN JOSE STUCCO #629), DARK REDDISH BROWN ("CINNAMON TOAST") WINDOW TRIM AND DOORS, AND COPPER DOWNSPOUTS AND GUTTERS. THE PROJECT IS LOCATED AT 1051 RODEO ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER: 007-322-012-000) GREATER MONTEREY PENINSULA AREA.

Project Planner Delinda Robinson presented the project.

Public Comment: Applicant Tom Linden presented a sample of the roof tile. Susan Udis.

Staff requested a condition be added to the report that dormers be added.

The Zoning Administrator approved the design approval with changes and a new condition added to project.

2. **COSENTINO ANTHONY ET AL - DA090044 PLANNING AREA: GREATER MONTEREY PENINSULA AREA. PROJECT PLANNER: CYNTHIA BETTENCOURT. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION:** DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A NEW 3,105 SQUARE FOOT TWO STORY SINGLE FAMILY DWELLING WITH A 553 SQUARE FOOT ATTACHED TWO-CAR GARAGE, A 64 SQUARE FOOT COVERED ENTRY PORCH, A 76 SQUARE FOOT SECOND STORY COVERED DECK, A 40 SQUARE FOOT SECOND STORY DECK AND A 9 SQUARE FOOT BALCONY, A 41 SQUARE

FOOT 6 FOOT HIGH WOOD FENCE WITH GATES AND PLASTER COLUMNS, SKYLIGHTS, AND A FOUNTAIN. MATERIALS AND COLORS: EXTERIOR CEMENT PLASTER WALLS SHERMAN WILLIAMS BILTMORE BUFF/SW2345), TRIM (SHERMAN WILLIAMS WETLANDS/SW2243), EXPOSED WOOD (OLYMPIC STAIN/712). THE PROJECT IS LOCATED AT 3028 VALDEZ ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-302-003-000), GREATER MONTEREY PENINSULA AREA.

Project Planner Cynthia Bettencourt presented the project. Staff recommends modification to Condition #3.

Public Comment - Paul Davis, on behalf of applicant, accepts the recommended conditions.

The Zoning Administrator approved the design approval with the recommended changes.

### **E. SCHEDULED ITEMS**

3. **PICCININI ROBERT M & VALENTIA - PLN080523 PLANNING AREA: DEL MONTE FOREST AREA. PROJECT PLANNER: JOHN FORD. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION:** VARIANCE AND DESIGN APPROVAL TO ALLOW CONSTRUCTION OF A 523 SQUARE FOOT THERAPY/EXERCISE ROOM AND TO INCREASE THE PESCADERO WATERSHED BUILDING COVERAGE FROM 5,000 SQUARE FEET TO 8,014 SQUARE FEET AND TO INCREASE THE IMPERVIOUS SURFACE COVERAGE FROM 4,000 SQUARE FEET TO 11,771 SQUARE FEET. THE PROJECT IS LOCATED AT 3187 PALERMO WAY, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-361-033-000) DEL MONTE FOREST LAND USE PLAN. RECOMMENDED ACTION: APPROVE PROJECT

Project Planner John Ford presented the project, including an errata to the project description.

Public Comment: Mark Porter, applicant, agreed to the recommended conditions and errata.

The Zoning Administrator approved the permit with the recommended changes.

4. **MEADOR J DOUGLAS & LU ANN TRS - PLN090008. PLANNING AREA: GREATER MONTEREY PENINSULA AREA. PROJECT PLANNER: ELISA MANUGUERRA. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION:** COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) AN ADMINISTRATIVE PERMIT FOR DEVELOPMENT WITHIN A SITE PLAN REVIEW OR "S" ZONING DISTRICT FOR THE DEMOLITION OF AND EXISTING 1,700 SQUARE FOOT SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A ONE-STORY 4,231 SQUARE FOOT SINGLE FAMILY DWELLING WITH ATTACHED 1,439 SQUARE FEET THREE CAR GARAGE AND A 600 SQUARE FOOT BARN WITH 156 SQUARE FOOT LOFT; (2) A USE PERMIT FOR THE CONSTRUCTION OF A ONE STORY 600 SQUARE FOOT CARETAKER'S UNIT WITH AN ATTACHED 580 SQUARE FOOT GARAGE AND 132 SQUARE FOOT OF COVERED PORCH. THE PROJECT IS LOCATED AT 24700 BIT ROAD, MONTEREY (ASSESSOR'S PARCEL NUMBER 416-193-013-000), GREATER MONTEREY PENINSULA AREA PLAN. RECOMMENDED ACTION: APPROVE PROJECT

Project Planner Elisa Manuguerra presented the project and recommended deletion of condition 12 regarding the water tank.

Michael Trapani, Water Resources Agency, discussed the moratorium imposed by the Monterey Peninsula Water District and the effects on the project.

Public Comment: Lu Anne & Doug Meador (owners) accepted the recommended conditions.

The Zoning Administrator approved the permit with the recommended changes.

5. **BOMBAY BLUFF LLC & IO PERSO LLC - PLN090125 PLANNING AREA: GREATER MONTEREY PENINSULA AREA. PROJECT PLANNER: ELISA MANUGUERRA. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: AMENDMENT TO A PREVIOUSLY APPROVED PERMIT ZA07286 TO ALLOW A DELI AND RESTAURANT USE IN AN EXISTING OFFICE BUILDING. THE PROJECT IS LOCATED AT 9621 CITATION COURT, MONTEREY (ASSESSOR'S PARCEL NUMBER 173-121-008-000), GREATER MONTEREY PENINSULA AREA PLAN. RECOMMENDED ACTION: APPROVE PROJECT**

Project Planner Elisa Manuguerra presented the project. Patrick Treffry, Environmental Health, asked that conditions be prior to issuance of bldg permits.

Public Comment: Franchesca Randazzo, applicant, agreed with the recommended conditions. Anthony Davi, Belinda Taluban, representative for owner.

The Zoning Administrator inquired about the kitchen in the deli and the parking.

The Zoning Administrator approved the permit.

**F. OTHER MATTERS - None**

**G. ADJOURNMENT - 2:45 p.m.**

Date Adopted: October 29, 2009

ATTEST:



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Mike Novo, Zoning Administrator

MN/dn/ca