Monterey County Zoning Administrator

AGENDA
Thursday, February 23, 2012

Monterey County Government Center – Board of Supervisors Chambers
168 W. Alisal Street
Salinas, CA 93901
1:30 p.m.

Jacqueline Onciano, Zoning Administrator
Michael Trapani, Water Resources Agency
Janna Faulk, Environmental Health
Chad Alinio, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: February 9, 2012

D. SCHEDULED ITEMS

1. 1:30PM - FAZIO MICHAEL J/ LINDA E FAZIO TRS - PLN110598
   Project Planner: Lucy Bernal. Environmental Status: Exempt. Project Description: CONTINUED FROM FEBRUARY 9, 2012. Design Approval to allow for the demolition of an existing single family dwelling and construction of a new 3,290 square foot two story single family dwelling, a 952 square foot sub grade garage, a 374 square foot utility space, a 131 square foot covered porch and 162 square feet of balcony. Materials and colors consist of the following: exterior stucco siding; clay 2-piece mission tile roof; random natural exterior stone cladding and bronze railing. The project is located at 3016 Cormorant Road, Pebble Beach (Assessor's Parcel Number 007-303-002-000), Del Monte Forest Land Use Plan. Recommended Action: Approve Project

2. 1:30PM - CYPRESS COMMUNITY CHURCH – PLN110144
   Project Planner: Valerie Negrete. Environmental Status: Exempt. Project Description: CONTINUED FROM DECEMBER 8, 2011. Administrative Permit and Design Approval to allow the replacement of four existing antennas on 10-foot stub mounted poles with four new 15-foot stub mounted poles with four (4) antennas [two (2) new antennas and two (2) existing antennas] and replace the existing 10 foot fence with a 15 foot fence. The property is located at 681 Monterey Salinas Highway, Salinas (Assessor's Parcel Number 161-251-012-000), Toro Area Plan. Recommended Action: Approve Project

3. 1:40PM – CAPPO JEFFREY – PLN110359
   Project Planner: Ramon Montano. Environmental Status: Exempt. Project Description: Combined Development Permit consisting of: 1) Coastal Administrative
Permit to allow the construction of a four-story 6,779 square foot single family residence, a 1,061 square foot attached four-car garage, a 396 square foot pool equipment room, terraces, patios, a built-in barbecue, underground propane tank, infinity pool and hot tub; grading consisting of approximately 2,900 cubic yards of cut and 300 cubic yards of fill; 2) a Coastal Administrative Permit for a 334 square foot guest house; 3) a Coastal Development Permit for the removal of one 22" double-stem Oak and one 15" Monterey Pine (five Monterey Cypress, ll less than 7" in diameter, are also proposed for removal); 4) a Coastal Development Permit for development on slopes in excess of 30%; 5) Coastal Administrative Permit for the conversion of a test well to a permanent well (permitted under PLN060692) and the creation of a 3-connection water system; and 6) a Coastal Development Permit for a Lot Line Adjustment (merger) between two legal lots of record of approximately 0.260 acres (Parcel 1) and 0.292 acres (Parcel 2), resulting in a single lot of .552 acres (Parcel A); and a Design Approval. The properties are located off Highway 1, Carmel (Assessor's Parcel Numbers 241-182-004-000 and 241-182-005-000), northwest of the parcel with an address of 244 Highway 1, Carmel Highlands, Carmel Area Land Use Plan, Coastal Zone. **Recommended Action:** Project is pulled from the Zoning Administrator agenda.

E. OTHER MATTERS

F. ADJOURNMENT

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Zoning Administrator’s alternative actions on any matter before it.

**DOCUMENT DISTRIBUTION:** Documents relating to agenda items that are distributed to the Zoning Administrator less than 72 hours prior to the meeting are available for public inspection at the front counter of the Resource Management Agency – Planning and Building Services Departments, Monterey County Government Center, 168 W. Alisal Street, 2nd Floor, Salinas, CA. Documents distributed by County staff at the meeting of the Zoning Administrator will be available at the meeting.

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