AGENDA
Thursday, February 24, 2011

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

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

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: None

D. SCHEDULED ITEMS

1. 1:30PM - SHUTE MICHAEL R & CRISTIN A SHUTE TRS - PLN100425
   Project Planner: Elizabeth Gonzales. Environmental Status: Exempt. Project
   Description: Combined Development Permit consisting of: 1) a Coastal Administrative
   Permit for the demolition of a 4,712 square foot single family dwelling with attached
   garage, and construction of a 7,095 square foot two-story single family dwelling with
   1,336 square feet in porches and 1,271 square foot attached three-car garage; 2) a Coastal
   Administrative Permit for the construction of a 407 square foot detached guesthouse with
   51 square foot porch; 3) a Coastal Development Permit for the construction of a 849
   square foot detached Caretaker's Unit with 175 square foot porch and attached 249 square
   foot garage; 4) a Coastal Development Permit to allow the removal of two Monterey Pine
   trees (21 inches and 24 inches in diameter); and grading of less than 100 cubic yards of
   cut/fill. The property is located at 1258 Portola Road, Pebble Beach (Assessor's Parcel
   Number 008-302-020-000), Del Monte Forest Land Use Plan, Coastal zone.
   Recommended Action: Approve Project

2. 1:30PM - CUSACK REALTY INC - PLN100558
   Project Planner: Elizabeth Gonzales. Environmental Status: Exempt. Project
   Description: Combined Development Permit consisting of 1) a Coastal Administrative
   Permit to allow the construction of a 2,754 square foot single family dwelling, a 494
   square foot attached garage, a 94 square foot covered entry porch, and 405 square feet of
   open deck more than 24" above the grade; 2) a Coastal Development Permit to allow the
   removal of 33 protected Monterey Pine trees (7"-12" in diameter) and two Acacia trees;
   grading (70 cubic yards); and Design Approval. The property is located at 4060 Sunset
   Lane, Pebble Beach (Assessor's Parcel Number 008-112-015-000), Del Monte Forest
   Land Use Plan, Coastal zone. Recommended Action: Approve Project
3. **1:35PM - STATE OF CALIFORNIA - PLN100166**  
*Project Planner:* Valerie Negrete. *Environmental Status:* Negative Declaration.  
*Project Description:* Combined Development Permit consisting of; 1) a Coastal Administrative Permit to allow an upgrade of the existing Bird Island Trail and China Cove areas of Point Lobos State Park to comply with ADA (Americans with Disabilities Act) accessibility standards construct four ADA accessible picnic sites, construct 161 linear feet of rock retaining walls (stair replacement), construct a new 50 feet viaduct at cliff area above Gibson Beach, construct a new overlook area at Pelican Point comprised of drystack rock retaining construction, replace existing wood edging on downside of trail as needed, construct new trailhead landing off existing parking area, install new split rail fence adjacent to trail near trailhead, replace and relocate three wood benches, de-compaction and re-vegetation of all abandoned trail segments, and replace portions of the trail and installation of new wire guides along trail; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat: and; 4) a Coastal Development Permit to allow development within 50 feet of a Coastal Bluff and Design Approval. The property is located at Highway 1 at Point Lobos State Park, Carmel (Assessor's Parcel Number 243-011-001-000), Carmel Land Use Plan.  
*Recommended Action:* Adopt Negative Declaration and Approve Project

4. **1:40PM - LEHMAN MICHAEL E TR - PLN050371**  
*Project Planner:* Bob Schubert. *Environmental Status:* Mitigated Negative Declaration. *Project Description:* Use Permit for a horse training and stabling facility that would add to existing uses on a 204-acre cattle ranch by constructing the following facilities: a) 2,160 square foot hay barn located on a pre-existing barn foundation pad; b) two semi covered horse stables with 26 stalls each and 73 temporary pens to board up to 125 horses; c) 40 foot diameter riding/training ring; d) 225 square foot horse washing area with an impervious pad draining into its own wastewater disposal system; e) three-bay compost facility; f) unpaved parking areas for approximately 25 vehicles; g) unpaved horse trailer parking area; h) grading consisting of approximately 1,500 cubic yards cut and 900 cubic yards fill and Design Approval. The existing facilities will remain. Water to the new facilities will be supplied from the existing well. The Use Permit would also allow up to 12 special events per year. "Events" are defined as horse training clinics by trainers who come to the Ranch for one to three days, usually on a weekend, to lead horse training exercises for a maximum of 25 participants. Participants would be allowed to pitch tents or sleep in their horse trailers or RVs during the events. The proposal includes the execution of an Animal Waste Management Plan. The property consists of two parcels currently under Williamson Act contract, located at 36105 Tassajara Road, Carmel Valley (Assessor's Parcel Numbers 197-251-002-000 and 418-293-049-000), approximately 1,600 feet south of the Tassajara Road and Carmel Valley Road intersection, Cachagua Area. *Recommended Action:* Refer project to Planning Commission

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.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda please call the Monterey County Resource Management Agency - Planning Department at (831) 755-5025.