Monterey County Zoning Administrator

AGENDA
Thursday, October 30, 2014

Monterey County Government Center – Board of Supervisors Chambers
168 W. Alisal Street
Salinas, CA 93901
9:30 a.m.

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

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: October 9, 2014

D. SCHEDULED ITEMS

1. 9:30 AM - MORGAN MICHAEL C/CHRISTINE R TRS - PLN140156
   Project Planner: Ashley Nakamura  Project Location: 1667 Crespi Ln, Pebble Beach.
   Assessor’s Parcel No: 008-371-016-000.  Permit Type: Coastal Development Permit.
   Planning Area: Del Monte Forest LUP.  Environmental Status: Categorical Exemption.
   Project Description: Combined Development Permit consisting of 1) a Coastal Administrative Permit to allow an 804 square foot residential addition, consisting of a 469 square foot second story terrace and conversion of the 335 loggia to a game room; 2) a Coastal Development Permit for development within 750 feet of a known archaeological resource; 3) a Coastal Administrative Permit to allow a reduction of existing coverage from 18,847 square feet to 15,070 square feet of coverage; and 4) a Design Approval; colors and materials to match the existing residence.
   Recommended Action: Approve Project

2. 9:40 AM - PENUEL INVESTMENTS PTE LTD - PLN140299
   Project Planner: Elizabeth Gonzales.  Project Location: 1211 Padre Ln, Pebble Beach.
   Assessor’s Parcel No: 008-293-025-000.  Permit Type: Combined Development Permit.
   Planning Area: Del Monte Forest LUP.  Environmental Status: Categorical Exemption.
   Project Description: Combined Development Permit for: 1) a Coastal Administrative Permit to allow the demolition of an existing single family dwelling and construction of a new 5,975 square foot two-story single family dwelling with 1,652 square foot attached garage and 635 square foot guest covered parking; grading (175 cut/fill) to be balanced onsite; 2) a Coastal Development Permit to allow the removal of 10 trees (three Oaks, 1-16" and 2-11" in diameter, five Cypress 1-17", 2-7", 1-6" and 1-4" in diameter, and two Monterey Pines 1-18" and 1-32" in diameter); and 3) Design Approval.  Recommended Action: Approve Project

3. 9:50 AM - HARLAN KENNETH J TR - PLN100462
   Project Planner: Elizabeth Gonzales.  Project Location: 54310 Hwy 1, Big Sur.  Assessor’s
Parcel No(s): 000-000-000 (primary), 422-011-014-000, and 422-011-015-000. Permit Type: Combined Development Permit. Planning Area: Coast-Big Sur. Environmental Status: Mitigated Negative Declaration. Project Description: Follow-up Combined Development Permit consisting of: 1) Coastal Development Permit and Design Approval to allow specific improvements authorized by Emergency Coastal Development Permit (PLN100336) to remain as permanent installations including: approximately 825 foot long and 45 foot high soldier-pile tieback retaining wall, the reconstruction of a consistent 4-foot shoulder, the reconstruction of a consistent 12 foot lane in each direction, the construction of a 4-foot catchment basin abutting the toe of the inland slope, the construction of tapering transitions to match new lane and shoulder widths on the northern and southern portions of the project area, the placement of "open-style" bridge railing (Type 80 concrete vehicle guard railing) on top of the retaining wall (with bicycle railing attached on top of the bridge railing), approximately 30,000 cubic yards of cut and fill, and the construction of an 8-foot wide bench in front of the wall; 2) a Coastal Development Permit to allow development on slopes exceeding 30 percent; 3) a Coastal Development Permit to allow development within 100 feet of ESHA; and 4) a Coastal Development Permit to allow development within the Big Sur Critical Viewshed. Recommended Action: Adopt the Mitigated Negative Declaration with the Mitigation Monitoring Reporting Plan and Approve Project

4. 10:00 AM - H & C Ventures LTD - PLN140486
Project Planner: Daniel Lister. Project Location: 2849 Sloat Rd, Pebble Beach. Assessor’s Parcel No: 007-191-009-000. Permit Type: Administrative Permit. Planning Area: Greater Monterey Peninsula. Environmental Status: Categorical Exemption. Project Description: Administrative Permit to allow the transient use (short-term rental) of an existing single family dwelling. Recommended Action: Approve Project

5. 10:10 AM - Ramde Rakesh/Jabina TRS - PLN140244
Project Planner: Steve Mason. Project Location: 26378 Isabella Ave, Carmel. Assessor’s Parcel No: 009-441-025-000. Permit Type: Coastal Administrative Permit. Planning Area: Carmel LUP. Environmental Status: Mitigated Negative Declaration. Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the demolition of an existing 1,056 square foot single family dwelling and detached guesthouse and the construction of a 1,558 square foot two-story single family dwelling with a 238 square foot garage and 882 square foot basement; and 2) Coastal Development Permit to allow development within 750 feet of known archaeological zone. Recommended Action: Approve Project

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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