MONTEREY COUNTY ZONING ADMINISTRATOR

AGENDA
Thursday, December 10, 2009

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

Mike Novo, Zoning Administrator
Patrick Treffry, Environmental Health

Michael Trapani, Water Resources Agency
Chad Alinio, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: August 27, September 9, October 8, October 29, and November 12, 2009

D. DESIGN APPROVALS

1. 1:30PM - DUMONT MARK T & CARINA E DUMONT - DA080092
   PLANNING AREA: GREATER MONTEREY PENINSULA AREA. PROJECT PLANNER: ELISA CAVALIERE. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: DESIGN APPROVAL TO ALLOW THE DEMOLITION OF AN EXISTING 450 SQUARE FOOT DETACHED GARAGE; AND FOR THE CONSTRUCTION OF A NEW 462 SQUARE FOOT ATTACHED GARAGE, A 1,702 SQUARE FOOT FIRST FLOOR ADDITION, A 27 SQUARE FOOT COVERED ENTRY PORCH, 140 SQUARE FEET OF GARDEN WALLS, A 15 LINEAR FOOT 8-FOOT HIGH TRELIS, AN 80 SQUARE FOOT 2ND STORY BALCONY ADDITION, A 607 SQUARE FOOT INTERIOR REMODEL, A NEW EXTERIOR FIRE PIT AND FOUNTAIN, A NEW WROUGHT IRON GATE AND STONE PILASTERS TO AN EXISTING TWO-STORY SINGLE FAMILY DWELLING. COLORS AND MATERIALS TO MATCH EXISTING RESIDENCE AND AS CONDITIONED BY THE HISTORIC RESOURCES REVIEW BOARD. THE PROPERTY IS LOCATED AT 988 CUSTOMS ROAD, PEBBLE BEACH (ASSESSOR’S PARCEL NUMBER 007-263-017-000), GREATER MONTEREY PENINSULA AREA.

2. 1:30PM - LINDEN TOM TR ET AL - DA090260
   PLANNING AREA: GREATER MONTEREY PENINSULA AREA. PROJECT PLANNER: DELINDA ROBINSON. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: DESIGN APPROVAL TO AMEND PREVIOUSLY APPROVED DESIGN APPROVAL DA080411 TO: 1) REDUCE THE NUMBER OF DORMERS FROM NINE TO SEVEN; 2) TO MODIFY THE STYLE OF DORMERS TO AN "EYEBROW" STYLE; AND 3) TO INCREASE THE HEIGHT OF THE RESIDENCE FROM 24’ 3 1/4" TO 25'-11" TALL. THE PROPERTY IS LOCATED AT 1051 RODEO ROAD, PEBBLE BEACH (ASSESSOR’S PARCEL NUMBER 007-322-012-000), GREATER MONTEREY PENINSULA AREA PLAN.
E. SCHEDULED ITEMS

3. 1:35PM – SUAREZ STAN - PLN080285  
**PLANNING AREA:** Central Salinas Valley Area. **PROJECT PLANNER:** Lucy Bernal.  
**ENVIRONMENTAL STATUS:** TBD. **PROJECT DESCRIPTION:** Amendment to a previously approved use permit (PLN020015) for an agriculture support facility to include proximally 6.5 acres on-site pallet storage, and 2 acres of carton boxes for storage and clear code enforcement case number CE 070211. The property is located at 32740 Camphora Gloria Road, Soledad (Assessor's Parcel Number 257-031-014-000) Central Salinas Valley Area Plan. **RECOMMENDED ACTION:** Approve Project

4. 1:40PM - J & J ARMSTRONG LP (REG WATER) - PLN090193  
**PLANNING AREA:** Greater Monterey Peninsula Area. **PROJECT PLANNER:** Eric Snider.  
**ENVIRONMENTAL STATUS:** Environmental Impact Report prepared. **PROJECT DESCRIPTION:** Combined development permit consisting of: 1) Use permit to allow installation of a reclaimed water pipeline for the Regional Urban Water Augmentation Project across the Armstrong Ranch and; 2) An Administrative Permit for development in a Site Review District. (Assessor's Parcel Numbers 175-011-031-000 & 175-011-038-000), Greater Monterey Peninsula Area Plan. **RECOMMENDED ACTION:** Approve Project

5. 1:45PM - STARKMAN TIMOTHY - PLN090183  
**PLANNING AREA:** Toro Area. **PROJECT PLANNER:** Valerie Negrete. **ENVIRONMENTAL STATUS:** TBD. **PROJECT DESCRIPTION:** Combined development permit to allow: 1) A use permit to allow development on slopes of over 30% for a new circular driveway and construction of a 1,200 square-foot detached four-car garage and workshop with a 186 square foot retaining wall and grading of approximately 250 cubic yards of cut/ 230 cubic yards of fill, and 2) An Administrative Permit for the development in a "VS" Visually-Sensitive District. The project is located at 25319 Camino de Chamilas, Salinas (Assessor's Parcel Number 161-562-003-000), Toro Area Plan. **RECOMMENDED ACTION:** Approve Project

6. 1:50PM - JOHNSON ROBERT A & SHEILA R JO - PLN090270  
**PLANNING AREA:** Carmel Area. **PROJECT PLANNER:** Brittany Armer. **ENVIRONMENTAL STATUS:** Categorically Exempt. **PROJECT DESCRIPTION:** Coastal development permit and design approval to allow development within 750 feet of a known archaeological resource for site improvements that include: a 806 square-foot cobblestone driveway, a 552 square-foot front patio, a new outdoor shower, installation of landscaping, perimeter fence and access gates. The property is located at 26309 Ocean View Avenue, Carmel (Assessor's Parcel Number 009-431-034-000), Coastal Zone. **RECOMMENDED ACTION:** Approve Project

7. 1:55PM - CALTRANS - PLN090295  
**PLANNING AREA:** Carmel Area. **PROJECT PLANNER:** Anna Queenga. **ENVIRONMENTAL STATUS:** Negative Declaration prepared. **PROJECT DESCRIPTION:** Combined development permit consisting of 1) Coastal development permit for development within 100 feet of environmentally sensitive habitat; 2) Coastal development permit to allow major vegetation removal (approximately 1,600 square feet of disturbed area); and 3) Coastal development permit for development within 750 feet of a known archaeological resource. Development consists of replacing an existing 50 foot long, 36-inch culvert pipe with a 48 foot long 48-inch corrugated steel culvert pipe, a gabion basket energy dissipater, debris rack, and
ASSOCIATED EXCAVATION. THE PROPERTY IS LOCATED ON HIGHWAY 1 AT PM 68.9 (ADJACENT TO ASSESSOR'S PARCEL NUMBER 241-202-003-000), CARMEL LAND USE PLAN AREA, COASTAL ZONE. RECOMMENDED ACTION: ADOPT NEGATIVE DECLARATION AND 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.

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.