Monterey County Zoning Administrator

AGENDA
Thursday, October 31, 2013

Monterey County Government Center – Board of Supervisors Chambers
168 W. Alisal Street
Salinas, CA 93901
2:00 p.m.

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

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: None

D. SCHEDULED ITEMS

1. 2:00 PM - YAKOBOVICH WILLIAM N/VICTORIA L - PLN130605
   Project Planner: Lucy Bernal. Environmental Status: Categorical Exemption. Project
   Description: CONTINUED FROM OCTOBER 10, 20Design Approval to allow 3,350 square
   foot one-story single family dwelling with a 310 square foot attach guest house, 678 square foot
   attached two-car garage, 787 square foot attached covered patio, 400 square foot loggia (trellis),
   pool, 46 square foot spa, 51 square foot wet deck, two exterior showers and 426 linear feet of
   retaining walls, grading (approximately 820 cubic yard of fill and 820 cubic yard of cut) and a new
   driveway within building envelope. The property is located at 8325 Tres Paraiso, Carmel
   (Assessor's Parcel Number 259-092-082-000), Tehama Phase 1, Greater Monterey Peninsula Area
   Plan. Recommended Action: Approve Project.

2. 2:00PM – CALAMITY FARMS LLC - PLN130652
   Project Planner: Maria Lopez. Environmental Status: Categorically Exempt under Section
   Project Description: Design Approval to allow the construction of
   a 3,215 square foot circular covered corral. Colors and materials consist of: Douglas Fir clear
   stained wood (posts/rafters), Marine Green (metal roof), Douglas Fir clear stained wood (trim),
   and weathered steel (fence/gates). The property is located at 500 West Carmel Valley Road,
   Carmel Valley (Assessor's Parcel Number 189-012-001-000), Carmel Valley Master Plan.
   Recommended Action: Approve Project

3. 2:10PM - GOLOB NANCY I - PLN110213
   Project Planner: Luis Osorio. Environmental Status: Categorically Exempt per Section 15304
   of CEQA Guidelines. Project Description: 1) Consider the project exempt from environmental
   review under Section 15304 of the CEQA Guidelines; and 2) Consider a Combined Development
   Permit consisting of: a) Coastal Development Permit to allow development on slopes over 30%
   consisting of the demolition of an existing structure (outbuilding and decks) and slope restoration
grading in the area of the structure and deck demolition and to allow construction of concrete slabs for propane and water tanks and emergency generator and to allow retaining wall construction; b) Coastal Development Permit for removal of three protected Oak trees; and c) Coastal Administrative Permit and Design Approval to allow construction of four new retaining walls of 108' x 9', 30' x 8', 45' x 2' and 25' x 5' foot in length and height respectively; reconstruction of a 450-square foot deck adjacent to the existing residence; reroofing and repair and replacement of siding on existing shop/storage outbuilding; installation of a new 5,000-gallon rubber water tank; installation of a new back-up emergency generator; and replacement of a 500-gallon propane gas tank. The project would require grading, approximately 350 cubic yards of cut and 500 cubic yards of fill, to prevent slope failure and to backfill retaining walls. The Combined Development Permit would clear Monterey County Code violations identified under Code Enforcement Case No. 19960149. The property is located at 51404 Partington Ridge Road, Big Sur (Assessor's Parcel Number 420-221-017-000), Big Sur Coast Land Use Plan, Coastal Zone. **Recommended Action:** Approve Project

4. **2:20PM - MALLERY TIMOTHY A - PLN130506**  
   **Project Planner:** David Mack. **Environmental Status:** Exempt. **Project Description:** Coastal Development Permit and Design Approval to allow the construction of a 560 square foot two-car garage and gate prior to the establishment of a main use. The property is located at 3136 Serra Avenue, Carmel (Assessor's Parcel Number 009-082-019-000), Carmel Area Land Use Plan, Coastal Zone. **Recommended Action:** Approve Project.

5. **2:30PM - OLD FOREST INVESTMENTS LLC A DELAWARE LLC - PLN130458**  
   **Project Planner:** Valerie Negrete. **Environmental Status:** Exempt. **Project Description:** CONTINUED FROM SEPTEMBER 26, 2013. Amendment (PLN130458) to delete a condition of approval (Condition #6) requiring a Conservation & Scenic Easement deed from previously approved Combined Development Permit PLN100550 which consists of: 1) a Coastal Development Permit for development within 750 feet of a known archeological resource; demolition of an existing 400 square foot greenhouse, demolition of 261 square feet of the residence and a 348 square foot porch roof; and construction of a 1,457 square foot first floor gallery and 536 square foot bedroom on the second floor, and 2) a Variance for coverage within the Pescadero Watershed; and Design Approval. The property is located at 1658 Crespi Lane, Pebble Beach (Assessor's Parcel Number 008-392-007-000), Del Monte Forest Plan, Coastal Zone. **Recommended Action:** Continue hearing to November 14, 2013

6. **2:40PM - NORTH MONTEREY COUNTY UNIFIED SCHOOL DISTRICT - PLN130286**  
   **Project Planner:** Elizabeth Gonzales. **Environmental Status:** Exempt. **Project Description:** CONTINUED FROM OCTOBER 10, 2013. Coastal Development Permit to allow for a 32 square foot illuminated sign (7 feet, 6 inches high) to be located at the entrance behind the fence on the blacktop parking lot of North Monterey County High School for a public message benefit use. The property is located at 13990 Castroville Boulevard, Castroville (Assessor's Parcel Number 133-092-007-000), North County Land Use Plan, Coastal Zone. **Recommended Action:** Approve Project.

7. **2:50PM – WHEELER DAVID W ET AL – PLN100119**  
   **Project Planner:** Delinda Robinson. **Environmental Status:** Statutorily Exempt. **Project Description:** CONTINUED FROM OCTOBER 10, 2013. Extension and Amendment to a previously approved Combined Development Permit (PLN990440) consisting of Coastal
Administrative Permits and Design Approval for a multi-story single family dwelling, a horse barn with corrals, a well, a septic system, removal of 7 coast live oak trees; and grading of approximately 200 cubic yards of cut and fill. Previous Extensions include PLN080111, PLN060176, PLN040077, and PLN020073. This Amendment consists of an update to the project description to include all required entitlements and revisions to the conditions of approval. As amended, the project is a Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the construction of a 2,577 square foot two-story single family dwelling with a 528 square foot attached garage, 795 square feet of covered patios, a well, a septic system and grading of approximately 2,100 cubic yards (1,700 cubic yards cut/400 cubic yards fill); 2) a Coastal Administrative Permit for a 1,918 square foot horse barn with a 200 square foot covered porch and fenced corrals; 3) a Coastal Development Permit for the removal of 7 Coast live oak trees; and 4) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat. The property is located at 38025 Rocky Creek Road, Carmel (Assessor's Parcel Number 418-132-002-000), Big Sur Coast Land Use Plan, Coastal 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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