Monterey County Zoning Administrator

AGENDA
Thursday, September 26, 2013

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
Roger VanHorn, Environmental Health  Chad Alinio, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES:  None

D. SCHEDULED ITEMS

1. 1:30PM - BEACH PAUL W - PLN130212
Project Planner: Joanne Leon. Environmental Status: Exempt. Project Description: Design Approval to allow the construction of a new 2,956 square feet two-story single family dwelling with 709 square feet attached two-car garage, 540 square feet guesthouse above the garage and grading of 290 cubic yards cut and 68 cubic yards fill and located in the "VS" District. The property is located at 26320 Jeanette Road, Carmel Valley (Assessor's Parcel Number 416-082-007-000), off Laureles Grade Road, Greater Monterey Peninsula Area Plan.
Recommended Action: Approve Project

2. 1:35PM - WHEELER DAVID W ET AL - PLN100119
Project Planner: Cynthia Bettencourt. Environmental Status: Exempt. Project Description: Extension 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. The extension will be for four years from April 11, 2010 to April 11, 2014. The property is located at 38025 Rocky Creek Road, Carmel (Assessor's Parcel Number 418-132-002-000), off Laureles Grade Road, Greater Monterey Peninsula Area Plan. Recommended Action: Continue to October 10, 2013 hearing

3. 1:40PM - DEL MONTE PAUL ET AL - PLN070515
Project Planner: Joe Sidor. Environmental Status: Exempt. Project Description: Combined Development Permit consisting of 1) a Coastal Administrative Permit and Design Approval to allow the construction of a 4,220 square foot two-story single family dwelling with a 625 square foot attached garage, 528 square foot attached workshop, 382 square feet of deck area, approximately 5,600 square feet of hardscape (patio area, paths, front entry stairs, and driveway),
approximately 225 linear feet of three to six-foot high retaining walls (driveway and turnaround area), and grading (approximately 735 cubic yards of cut and 500 cubic yards of fill); 2) a Coastal Development Permit to allow development on slope exceeding 30 percent; and 3) a Coastal Development Permit to allow the removal of ten trees (six Monterey pine, two oak, and two standing snags). The property is located at 153 San Remo Drive, Carmel Highlands (Assessor's Parcel Number 243-193-018-000), Carmel Area Land Use Plan, Coastal Zone. **Recommended Action:** Approve Project

4. **1:50PM - GARRETT SAMUEL W - PLN110134**  
*Project Planner:* Liz Gonzales.  
*Environmental Status:* Mitigated Negative Declaration.  
*Project Description:* CONTINUED FROM JULY 25, 2013. Administrative Permit to allow: 1) the grading and construction of a driveway and a one lane bridge over San Jose Creek to provide access to the designated Homeland Boundary on the parcel, and 2) re-grading and restoration of a historic pond as habitat along San Jose Creek for the California Red-Legged Frog, in a Site Plan Review overlay district; and Design Approval for the construction of the proposed bridge. Grading would include approximately 6,000 cubic yards (3,000 cubic yards cut and 3,000 cubic yards fill) for the road, and 200 cubic yards cut and fill balanced on site for the pond. The property is located at 52 Rancho San Carlos Road [Lot 21], Carmel (Assessor's Parcel Number 239-031-010-000), Santa Lucia Preserve Subdivision [Phase A], Greater Monterey Peninsula Area Plan. **Recommended Action:** Continue to October 31, 2013 hearing.

5. **1:55PM - OLD FOREST INVESTMENTS LLC A DELAWARE LLC - PLN13045**  
*Project Planner:* Valerie Negrete.  
*Environmental Status:* Exempt.  
*Project Description:* CONTINUED FROM AUGUST 28, 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:** Approve Project

6. **2:00PM – CALIFORNIA WATER SERVICE COMPANY - PLN110595**  
*Project Planner:* Luis Osorio.  
*Environmental Status:* Negative Declaration.  
*Project Description:* CONTINUED FROM SEPTEMBER 12, 2013. Use Permit and Design Approval to allow development of water storage facilities for the Buena Vista Water System including: 1) Demolition of all existing facilities and equipment on the subject site including the destruction of the two groundwater wells per County requirements, removal of six 8,000-gallon plastic water storage tanks and associated piping and pumping equipment and concrete foundations; and 2) Rebuilding of the water storage facility including construction of two above ground, welded steel water storage tanks 150,000 and 170,000 gallons in size respectively (one each on the two existing lots), with concrete ringwall foundations and associated piping and grading (approximately 220 cubic yards of cut and 5 cubic yards of fill); construction of a six-foot high solid wood fence along the perimeter of the property (a chain-link fence was originally proposed), a three-foot high concrete retaining wall located generally between the two tanks, an asphalt drainage apron around the tanks and a 20-foot wide driveway on Pine Canyon Road; installation of a hydro pneumatic
tank; and removal of four protected (six inches or greater in diameter) and eight non protected (less than six inches in diameter) Coast Live Oak trees. The subject site includes two separate located parcels at the intersection of Mesa Road and Pine Canyon, Salinas (Assessor's Parcels Numbers 415-031-003-000 & 415-031-004-000, River Road area, Toro Area Plan.

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.

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