Monterey County Zoning Administrator
*Special Hearing (Change of Location)

AGENDA
Thursday, June 9, 2011

Monterey County Government Center – *Monterey Room, 2nd Floor
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 - KEHRING DOUGLAS A/CARRIE A – PLN110098
   Project Planner: Ashley Nakamura. Environmental Status: Exempt. Project Description: CONTINUED FROM MAY 26, 2011. Design Approval to allow the demolition of an existing 1,740 square foot single family dwelling and the construction of a new 2,459 square foot two-story single family dwelling, consisting of a 1,802 square foot main level, a 49 square foot entry porch, a 495 square foot garage, a 1,093 square foot second level with 588 square foot of second story decks, perimeter fencing maximum six feet in height, and relocation of existing driveway on Cormorant Road to Customs Road. Materials and colors consist of: grey wood shingle, stone siding, white trim, white windows/doors, and natural wood shingle roofing. The property is located at 2993 Cormorant Road, Pebble Beach, (Assessor's Parcel Number: 007-262-016-000), Greater Monterey Peninsula Area Plan. Recommended Action: Approve Project.

2. 1:30PM - MURPHY MICHAEL HENRY TR ET AL - PLN110199
   Project Planner: Elizabeth Gonzales. Environmental Status: Exempt. Project Description: Amendment to Coastal Development Permit (PLN050063) to allow assemblages of people for an annual July Arts Festival located at the Esalen Institute in perpetuity. This festival is educational and multicultural in scope, and is an annual fundraising event to provide reduced rates and scholarships for programs during the festival week as well as throughout the year. The workshops are provided during the first week of July with the main event to take place the first Saturday in July. This year’s event will be held on July 2, 2011. Approximately 30 performers will participate in this annual event, approximately 120 volunteers, and a maximum of 350 tickets will be sold. This year's event is centered at the Esalen Institute (Assessor's Parcel Number...
421-011-005-000), Big Sur, Coastal Zone. **Recommended Action:** Approve Project

3. **1:30PM - DILLON DONALD F & MARY ANN CO-TRs - PLN090208**  
   **Project Planner:** Elizabeth Gonzales. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** Coastal Development Permit to construct a 120-foot long, 5 to 10-foot tall retaining wall to protect eroding coastal bluff and adjacent single family residence. The property is located at 26340 Scenic Road, Carmel (Assessor's Parcel Number 009-443-004-000), 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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