AGENDA

Thursday, June 28, 2012

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

Jacqueline Onciano, Zoning Administrator
Jennifer Bodensteiner, 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 - COLLINS FRANCES & STILLMAN KATHERINE ANNE - PLN120191
   Project Planner Area: Lucy Bernal. Environmental Status: Exempt. Project Description: CONTINUED FROM MAY 31, 2012. Design Approval for the demolition of an existing single family dwelling of 1,685 square feet and an existing garage of 487 square feet and the new construction of a 13,122 square foot single family dwelling with a 4004 square foot attached garage. This property is located at 509 Loma Alta Rd, Carmel (Assessor's Parcel Number: 103-161-005-000) Greater Monterey Area Plan. **Recommended Action:** Continue project to date uncertain

2. 1:30PM - JOBST NANCY/MARK GREGORY - PLN090252
   Project Planner: Lucy Bernal. Environmental Status: Mitigated Negative Declaration. Project Description: Coastal Administrative Permit to allow the construction of a 2,580 square foot three-story single family dwelling with an attached 507 square foot two-car garage and 82 square foot deck, installation of a septic system and 5,000 gallon water tank. The property is located at 262 Giberson Road, Moss Landing (Assessor's Parcel Number 413-012-010-000), North County area, Coastal Zone. **Recommended Action:** Adopt Mitigated Negative Declaration and Approve Project

3. 1:30PM - CYPRESS COMMUNITY CHURCH - PLN110144
   Project Planner: Daniel Lister. Environmental Status: Exempt. Project Description: CONTINUED FROM APRIL 12, 2012. Administrative Permit and Design Approval to allow modifications to four existing antennae on stub-mounted poles which include the replacement of the existing antennae and the replacement of the stub-mounted poles which will increase the antenna height from 10 feet to 15 feet. The antennas will be covered with a mesh sock material allowing the antennas to blend with the existing surrounding landscape. The property is located at 681 Monterey Salinas Highway, Salinas (Assessor's Parcel Number 161-251-012-000), Toro Area
Plan. **Recommended Action:** Consider Item/Request

4. **1:30 PM - LYLES WILLIAM M IV TR - PLN100583**  
*Project Planner:* Liz Gonzales. **Environmental Status:** Mitigated Negative Declaration.  
*Project Description:* Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow remodel of and additions to an existing 3,290 square foot single-story residence to include master bath addition, the conversion of the existing garage to bedroom and bath, a new 494 square foot attached two-car garage with 553 square foot second story studio above, new covered porch, new concrete terrace, re-paved existing concrete driveway and parking areas, new garden, replacement of existing 6-foot tall wood fence and gates at entry; colors and materials to match existing; 2) Coastal Development Permit for development with a positive archaeological report; and 3) Design Approval. The property is located at 158 A Spindrift Road, Carmel (Assessor's Parcel Number 241-192-004-000), Carmel Highlands area, Carmel Area Land Use Plan, Coastal Zone. **Recommended Action:** Adopt Mitigated Negative Declaration with Mitigation Monitoring Reporting Plan and Approve Project.

5. **1:35 PM - FASH VICTORIA R TR - PLN120165**  
*Project Planner:* Ramon Montano. **Environmental Status:** Exempt. **Project Description:** CONTINUED FROM JUNE 14, 2012. Minor and Trivial Amendment to a Combined Development Permit (PLN110254) consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the demolition of an attached 418 square foot two-car garage and a 427 square foot bedroom/bath/laundry room; the construction of an attached 410 square foot two-car garage, a 427 square foot bedroom/bath/laundry room, and an 802 square foot observation deck on the roof of the garage/bedroom/bath/laundry room; an interior remodel of a 3,244 square foot two-story single family dwelling; the installation of an above-ground residential generator 4.5 feet tall by 2.5 feet wide with a sound attenuation enclosure; stone cutting using a wet saw in a negative pressure enclosure vented to the outside through a HEPA filter; and 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and a Variance to exceed floor area ratio (from 54% to 51%; 45% allowable) by reducing the internal second story floor area by 182 square feet and the garage by 8 square feet for a total of 190 square feet. The property is located at 26443 Scenic Road, Carmel (Assessor's Parcel Number 009-471-017-000), Carmel Area 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.

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.

*Monterey County Zoning Administrator Agenda*  
*June 28, 2011*