Monterey County Zoning Administrator

AGENDA
Thursday, March 12, 2015

Monterey County Government Center – Board of Supervisors Chambers
168 W. Alisal Street
Salinas, CA 93901
9:30 a.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.  9:30 AM - DAVI FRANCESCO S/ CAROLYN R - PLN141007
   Project Planner: Maria Lopez.  Project Location: 11427 Del Monte Ave, Castroville.
   Assessor’s Parcel No: 030-211-055-000.  Permit Type: Design Approval.  Planning Area: North County.
   Environmental Status: Categorical Exemption.  Project Description:
   CONTINUED FROM FEBRUARY 26, 2015.  Design Approval to allow the construction of a 1,360 square foot single family dwelling with an attached garage.  Recommended Action: Approve Project

2.  9:30 AM - WTCC Ventana Investors V LLC - PLN140729
   Project Planner: Joe Sidor.  Project Location: 48123 Hwy 1, Big Sur.  Assessor’s Parcel No:
   419-321-010-000 and 419-321-015-000.  Permit Type: Design Administrative.  Planning Area:
   Coast-Big Sur.  Environmental Status: Categorical Exemption.  Project Description:
   CONTINUED FROM FEBRUARY 26, 2015.  Design Approval for signage and trail improvements, associated with the installation of trail and directional/interpretive signage, and construction of approximately 2,700 linear feet of on-site trails, including steps and approximately 500 linear feet of retaining walls, construction of 17 parking spaces (including 2 ADA-compliant spaces).  The trail improvements and sign posts will use natural colors and materials (Douglas Fir and cedar).  The signs will use earth tone colors, except for the disabled parking, trail map, and interpretive signs.  Recommended Action: Continue project to April 9, 2015 hearing.

3.  9:40 AM - RONDA ROAD LLC - PLN140914
   Project Planner: Steve Mason.  Project Location: 3903 Ronda Rd, Pebble Beach.  Planning
   Area: Del Monte Forest LUP.  Environmental Status: Categorical Exemption.  Project Description:
   Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow the construction of a 848 square foot Secondary Dwelling Unit; 2) Coastal Development Permit for development within 750 feet of a known archeological resource;
and 3) Coastal Development Permit to modify the nonconforming impervious coverage in the Pescadero Watershed. **Recommended Action:** Approve Project

4. **9:50 AM - WUNSCHE INVESTMENT PARTNERS LLC - PLN140168**  
   **Project Planner:** Bob Schubert. **Project Location:** 21930 Rosehart Way, Salinas. **Planning Area:** Central Salinas Valley. **Environmental Status:** Negative Declaration. **Project Description:** Use Permit to allow the construction of a 9,895 square foot single story building for offices, show room warehouse and repair shop for agricultural related fertilizer/spray tank sales. **Recommended Action:** Adopt Negative Declaration and Approve Project

5. **10:00 AM - McBride Martha K/McBride Dean A - PLN140684**  
   **Project Planner:** David Mack. **Project Location:** 325 River Rd, Salinas. **Assessor’s Parcel No:** 139-061-005-000. **Permit Type:** Variance. **Planning Area:** Toro. **Environmental Status:** Statutory Exemption. **Project Description:** CONTINUED FROM FEBRUARY 26, 2015. Variance Request to increase the allowable maximum lot coverage within the "F" (Farmlands) zoning designation from 5% to 14.9%, and Design Approval to allow a 964 square foot addition/remodel, 408 square foot garage addition and 180 square foot deck addition to an existing 1,727 square foot single family dwelling. Existing on-site development is legal non-conforming and consists of approximately 9,636 square feet (15.15% coverage). The project proposes to demolish an existing accessory structure of approximately 1,600 square feet then construct the addition to result in an overall site coverage of approximately 9,501 square feet of coverage (14.9%). **Recommended Action:** Deny 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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