Monterey County Zoning Administrator

AGENDA
Thursday, May 31, 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: April 12, April 26 and May 10, 2012

D. SCHEDULED ITEMS

1. 1:30PM - COLLINS FRANCES & STILLMAN KATHERINE ANNE - PLN120191
   Project Planner Area: Lucy Bernal. Environmental Status: Exempt. Project Description: 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: Approve Project

2. 1:35PM - UIBLE JOHN D & MARYJANE - PLN110502
   Project Planner: Steve Mason. Environmental Status: Exempt. Project Description: Amendment to a previously approved Combined Development Permit (PC94177) to include a Coastal Development Permit for the demolition of an existing 2,370 square foot single family dwelling; construction of a new 7,984 square foot single family dwelling, grading and tree removal; Design Approval; front setback Variance for the existing garage; and a Variance for lot coverage. The previously approved Combined Development Permit consisting of the Variance for lot coverage approved a net result of an increase in structural coverage from 3,690 square feet to 5,616 square feet, and a decrease in impervious surface coverage from 7,252 square feet to 2,316 square feet. The project as constructed resulted in a structural coverage of 5,616 square feet, and an impervious surface coverage of 11,188 square feet. The amended Combined Development Permit consists of 1) a Coastal Administrative Permit for the demolition of a 2,486 square foot upper terrace, the removal of a 455 square foot impervious garden walk, a 7,387 square foot pervious driveway, and the removal of 210 square feet of lower patio; and the construction of a 2,423 square foot upper stone terrace with a 28 square foot outdoor kitchen/BBQ and fire pit, a 455 square foot gravel garden walkway and a 7,387 square foot pervious driveway; 2) a Variance to exceed the 5,000 square foot Pescadero Watershed structural coverage from 5,616 square feet to 5,644 square feet and the reduction of 11,188 square feet of impervious surface to

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3,073 square feet; 3) a Coastal Development Permit for development with a positive archaeological report; and a Design Approval. Materials and colors to match the existing, driveway (Eco-Venetian Permeable Pavers/Manzanita Blend). The property is located at 3426 17 Mile Drive, Pebble Beach (Assessor’s Parcel Number 008-381-007-000), Del Monte Forest Land Use Plan, Coastal Zone. **Recommended Action:** Approve Project

3. **1:40PM - BECK STEVEN C & SYDNEY OCEAN (JT) - PLN020370**

**Project Planner:** Steve Mason. **Environmental Status:** Exempt. **Project Description:** Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval, to clear CE020184, for the non-permitted conversion of an existing (permitted) barn to a 1,400 square foot single family residence, and the non-permitted construction of an existing 400 square foot detached carport, an existing 204 square foot non-habitable accessory structure (art shed) and an existing 8 foot x 4 foot pole-mounted solar panel display; 2) a Coastal Development Permit and Design Approval for the new construction of an 847 square foot caretaker unit with a detached 414 square foot garage and associated 1,000 gallon septic system. Grading to include approximately 45 cubic yards of cut and fill. The property is located at 46408 Pear Valley Road, Big Sur (Assessor’s Parcel Number 419-231-010-000), 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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