A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: None

D. SCHEDULED ITEMS

1. 1:30PM - DAVIS BRIAN C/DORRILL A DAVIS TRS - PLN120701
   Project Planner: Elizabeth Gonzales. Environmental Status: Mitigated Negative Declaration.
   Project Description: CONTINUED FROM MAY 30, 2013. Combined Development Permit consisting of:
   1) a Coastal Development Permit for a Lot Line Adjustment to merge two existing lots of record (Assessor's Parcel Number 008-112-029-000 and Assessor's Parcel Number 008-112-030-000) into a .54 acre parcel; 2) a Coastal Administrative Permit for the construction of a 3,636 square foot bi-level single family dwelling (1,127 square feet is a lower basement) with 288 square feet of verandas, and a 104 square foot breezeway attaching a 720 square foot two-car garage; 3) a Coastal Development Permit to allow the removal of 51 Monterey Pine trees (46 of the trees are less than 12 inches in diameter and 3 are 12 inches and above in diameter) and 2 Monterey Cypress trees; 4) a Coastal Development Permit to allow development within 100 feet of ESHA; and 5) Design Approval. The property is located at 4026 Sunset Lane, Pebble Beach (Assessor's Parcel Numbers 008-112-029-000 and 008-112-030-000), Del Monte Forest Land Use Plan, Coastal Zone. Recommended Action: Adopt the Mitigated Negative Declaration with the Mitigation Monitoring Reporting Plan and Approve Project.

2. 1:40PM - GARRETT SAMUEL W - PLN110134
   Project Planner: Elizabeth Gonzales. Environmental Status: Mitigated Negative Declaration.
   Project Description: 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 project to July 11, 2013 hearing.

3. **1:50PM - CADDELL MICHAEL A/CHAPMAN CYNTHIA B - PLN120764**  
**Project Planner:** Daniel Lister. **Environmental Status:** Mitigated Negative Declaration.  
**Project Description:** Combined Development Permit consisting of: (1) an Administrative Permit to allow a 1,570 square foot addition to the existing lower floor (1,310 square feet will be completely below grade). The project also includes the remodel of the main floor, a 228 square foot balcony extension and associated grading (800 cubic yards cut, 3 cubic yards fill); (2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and (3) a Design Approval. The property is located at 2337 Bay View Avenue, Carmel (Assessor's Parcel Number 009-422-007-000), Carmel Area Land Use Plan, Coastal Zone.  
**Recommended Action:** Adopt the Mitigated Negative Declaration with the Mitigation Monitoring Reporting Plan and Approve Project.

4. **2:00PM - HIGHWAY 68 HOLDINGS LLC - PLN100569**  
**Project Planner:** Bob Schubert. **Environmental Status:** Exempt.  
**Project Description:** CONTINUED FROM MAY 30, 2013. Administrative Permit to convert an existing 7,400 square foot nursery building to be used for farm implement storage in conjunction with an outdoor sales display area, 480 square foot office trailer with restroom, parking lot landscaping and repair of existing septic system for the office and an existing residence. The property is located at 61 Monterey-Salinas Highway, Salinas (Assessor's Parcel Number 207-112-013-000), Greater Salinas Area Plan.  
**Recommended Action:** Approve Project.

5. **2:10PM - SEA GARDEN LP - PLN130379**  
**Project Planner:** John Ford. **Environmental Status:** Exempt.  
**Project Description:** CONTINUED FROM JUNE 13, 2013. Variance to the maximum six foot (6') fence height and encroachment into the rear yard setback to allow a ten (10) foot tall chain link fence to be constructed six inches from the rear of the property line. The property is located at 10603 Axtell Street Castroville (Assessor's Parcel Number 030-011-013-000 & 030-011-014-000) North County Area Plan, Castroville Community Plan.  
**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.