Monterey County Zoning Administrator

AGENDA
Thursday, August 26, 2010

Monterey County Government Center – Board of Supervisors Chambers
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: July 8, 2010

D. DESIGN APPROVAL

1. 1:30PM – NINE PLUS LLC ET AL (BOSCACCI GROUP LLC) - PLN100028

E. SCHEDULED ITEM

2. 1:30PM – PELIO W LESLIE & IDAMARIE TRS - PLN090364
   PLANNING AREA: DEL MONTE FOREST LAND USE PLAN. PROJECT PLANNER: ANNA QUENGA. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A NEW 1,875 SQUARE FOOT SECOND STORY WITH A 564.5 SQUARE FOOT SUN DECK AND A 143 SQUARE FOOT BREEZEWAY TO AN EXISTING SINGLE STORY RESIDENCE, THE REMODEL OF AN EXISTING STORAGE AREA FOR A NEW ELEVATOR AND STAIRS, THE REMODEL OF THE FORMAL ENTRY, AND THE RECONSTRUCTION OF A 1,449 SQUARE FOOT DETACHED ACCESSORY BUILDING FOR GARAGES AND STORAGE; 2) A COASTAL DEVELOPMENT TO ALLOW THE CONSTRUCTION OF A 846 SQUARE FOOT CARETAKER UNIT; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE; 4) A VARIANCE TO EXCEED THE PESCADERO WATERSHED COVERAGE LIMITATIONS OF 5,000 SQUARE FEET STRUCTURAL AND 4,000 SQUARE FEET IMPERVIOUS SURFACE COVERAGE TO ALLOW 8,447.3 SQUARE FEET OF STRUCTURAL COVERAGE (7,237.8 SQUARE FEET EXISTING) AND 9,943.5 IMPERVIOUS SURFACE COVERAGE (12,583.8 SQUARE FEET EXISTING)
RESULTING IN AN OVERALL DECREASE OF 1,430.8 SQUARE FEET OF COVERAGE; AND 5) A DESIGN APPROVAL FOR THE PROPOSED PROJECT AND REPLACEMENT OF AN EXISTING 6-FOOT PERIMETER AND RETAINING WALL WITH MATERIALS AND COLORS CONSISTING OF OFF-WHITE STUCCO, FLAT CLAY TILE ROOFING MATERIALS, AND WOOD TRIM. THE PROJECT INCLUDES ASSOCIATED GRADING OF APPROXIMATELY 150 CUBIC YARDS OF CUT AND 400 CUBIC YARDS OF FILL, 11,273.5 SQUARE FEET OF PERMEABLE DRIVEWAY, 2,191 SQUARE FEET OF PERMEABLE WALKWAYS, AND AN UNDERGROUND CISTERN AND FRENCH DRAIN AS PART OF THE STORM DRAIN SYSTEM. THE PROPERTY IS LOCATED AT 3346 17 MILE DRIVE, PEBBLE BEACH (ASSESSOR’S PARCEL NUMBER 008-423-037-000), DEL MONTE FOREST LAND USE PLAN, COASTAL ZONE. RECOMMENDED ACTION: APPROVE PROJECT

F. OTHER MATTERS

G. 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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