AGENDA
Thursday, March 29, 2012
Monterey County Government Center – Board of Supervisors Chambers
168 W. Alisal Street
Salinas, CA 93901
1:30 p.m.

Jacqueline Onciano, Zoning Administrator
Roger VanHorn, Environmental Health
Michael Trapani, Water Resources Agency
Chad Alinio, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: March 8, 2012

D. SCHEDULED ITEMS

1. 1:30 PM - ALDRICH RICHARD D/JOAN B TRS - PLN110605
   Project Planner: Steve Mason. Environmental Status: Exempt. Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval for a remodel and 1,611 square foot addition to an existing 4,316 square foot single family dwelling and the remodel and addition to an existing 912 square foot one-story detached garage to include a 722 square foot expansion to the first floor to create an attached garage; 2) a Coastal Administrative Permit to allow for a 783 square foot caretaker unit as a second floor addition to the garage (grading to consist of 10 cubic yards of fill); and 3) a Variance to allow increase structural coverage from 5,257 square feet to 7,590 square feet and reduce impervious surface coverage from 5,314 square feet to 601 square feet. Overall lot coverage is to be decreased from 10,571 square feet to 8,191 square feet. Recommended Action: Approve project

2. 1:35 PM - MARTINEZ MARIANO JR TR - PLN110247
   Project Planner: Ramon Montano. Environmental Status: Mitigated Negative Declaration. Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a 441.6 square foot first story addition, a 254.2 square foot garage addition, and a 422.6 second story addition to an existing 4,453 square foot two-story single family dwelling with an attached 745.3 three-car garage; the reconfiguration of an existing driveway and courtyard area reducing the non-conforming impervious coverage from 6,448.6 square feet to 1,389.1 square feet (create a new 5,059.5 square foot pervious driveway and a new 1,812.4 square foot pervious courtyard); a new 9 foot tall, 79.5 feet long courtyard wall; 77 linear feet of new garden walls 4 feet tall; 28 square feet of new courtyard steps with a new fountain and fire pit 2) a Coastal Development Permit to convert an existing 567 square foot guesthouse into a attached Caretaker's unit; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and a Design Approval to allow color and material changes to the exterior of the existing residence (new white plaster siding dark brown, stained wood trim doors and windows, steel guard rails and Carmel stone veneer); grading is estimated to be less than 100 cubic yards of cut and fill. The property is located at 1631 Sonado Road, Pebble Beach (Assessor's Parcel...
Number 008-201-013-000), west of the intersection of Sonado and Midwood Lane, Del Monte Forest Land Use Plan, Coastal Zone. **Recommended Action:** Adopt Mitigated Negative Declaration with Mitigation Monitoring Reporting Plan and Approve Project

3. **1:40PM - CYPRESS COMMUNITY CHURCH – PLN110144**  
   **Project Planner:** Daniel Lister. **Environmental Status:** Exempt. **Project Description:** CONTINUED FROM FEBRUARY 23, 2012. Administrative Permit and Design Approval to allow the replacement of four existing antennas on 10-foot stub mounted poles with four new 15-foot stub mounted poles with four (4) antennas [two (2) new antennas and two (2) existing antennas] and replace the existing 10 foot fence with a 15 foot fence. The property is located at 681 Monterey Salinas Highway, Salinas (Assessor's Parcel Number 161-251-012-000), Toro Area Plan. **Recommended Action:** Continue project to April 12, 2012.

4. **1:45PM - MARTIN WESLEY A/CINDY A MARTIN TRS - PLN110437**  
   **Project Planner:** Daniel Lister. **Environmental Status:** Exempt. **Project Description:** CONTINUED FROM FEBRUARY 23, 2012. Use Permit to allow the accessory dwelling unit to exceed accessory structure height limit of 15 feet to 23 feet and a Design Approval for the illegal conversion of a portion of an existing 1,824 square foot feed barn into a 1,190 square foot two-story accessory dwelling unit (936 square feet second floor, 254 square foot first floor), with a 72 square foot mechanical room, a 410 square foot attached garage, and a new 480 square foot garage addition and a new 324 square foot deck. The permit also includes an 18 foot high illegally built pump-house which will be lowered to meet the 15 foot height regulation. The property is located at 490 Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 189-011-048-000), Carmel Valley Master Plan. **Recommended Action:** Approve Project

5. **1:50PM - STERN ANDREW/MCGRAIN MELISSA - PLN110535**  
   **Project Planner:** Daniel Lister. **Environmental Status:** Categorically Exempt. **Project Description:** Combined Development Permit consisting of 1) a Coastal Development Permit to allow the construction of a 424 square foot guesthouse and a 615 square foot studio with associated grading (525 cubic yards of cut); 2) a Coastal Development Permit to allow development on slopes over 30%; and 3 a Variance to modify front setback requirements from 50 feet to 22 feet from the existing road right-of-way; and Design Approval. The property is located at 46590 Clear Ridge Road, Big Sur (Assessor's Parcel Number 419-271-007-000), Coastal Zone. **Recommended Action:** Approve Project

6. **1:55PM - ASSEMI CHERYL - PLN110567**  
   **Project Planner:** Daniel Lister. **Environmental Status:** Exempt. **Project Description:** Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the demolition of an existing 2,731 square foot single family dwelling with an attached 408 square foot garage and the construction of a 2,162 square foot two-story single family dwelling with a 253 square foot attached garage, 260 square foot guesthouse and associated grading (Cut: 36 cubic yards, Fill: 36 cubic yards); 2) a Coastal Administrative Permit to allow development within 750 feet of a known Archaeological Resource; 3) a Coastal Administrative Permit to allow parking within the front setback; and 4) Design Approval. The property is located at 2798 14th Street, Carmel (Assessor's Parcel Number 009-383-005-000), Carmel Area Land Use Plan, Coastal Zone. **Recommended Action:** Approve Project

7. **2:00PM - MURPHY MICHAEL W & SYDNEY W - PLN110648**  
   **Project Planner:** Daniel Lister. **Environmental Status:** Exempt. **Project Description:** Coastal Administrative Permit to allow for the demolition of more than 50% of the walls of an existing 4,584 square foot single family dwelling and the reconstruction/remodel of the single family dwelling to include a 442 square foot lower floor addition, a 1,038 square foot main floor addition, a 892.5 square foot upper floor addition, a 41 square foot garage addition, removal of an
existing 539 square foot deck and replace with a new 1,220 square foot deck, 44 linear feet of retaining wall for guest parking area, and 100 cubic yards of grading for foundation; variance to allow an increase in the maximum impervious amount of 9,000 square feet by 473 square feet; and Design Approval. The property is located 3204 Palmero Way, Pebble Beach (Assessor’s Parcel Number 008-351-017-000), Del Monte Forest area, 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.