Monterey County Zoning Administrator

AGENDA
Thursday, April 8, 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
Nicole Silva, Environmental Health   Chad Alinio, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: NONE

D. SCHEDULED ITEMS

1. 1:30 P.M. - HOUGHAM ANN E - PLN070282
   PLANNING AREA: CENTRAL SALINAS VALLEY. PROJECT PLANNER: DANIEL LISTER.
   ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION:
   ADMINISTRATIVE PERMIT TO ALLOW THE TRANSIENT USE OF RESIDENTIAL PROPERTY FOR
   REMUNERATION PURPOSES FOR ONE FAMILY OR A GROUP OF INDIVIDUALS, NOT TO EXCEED
   20 PERSONS AT A TIME. THE USE INCLUDES THE TRANSIENT RENTAL (NOT LESS THAN 7
   DAYS NOR MORE THAN 30 CONSECUTIVE DAYS) OF EXISTING HISTORICAL STRUCTURES AND
   THE PREMISES FOR A TOTAL NOT TO EXCEED 75 PERCENT OF THE YEAR. THE STRUCTURES
   INCLUDE A 2,750 SQUARE FOOT SINGLE FAMILY RESIDENCE, A DETACHED 735 SQUARE FOOT
   COTTAGE AND A DETACHED 220 SQUARE FOOT GUEST ROOM. NO ADDITIONAL
   CONSTRUCTION, GRADING OR TREE REMOVAL IS PROPOSED FOR THIS USE. THE PROPERTIES
   ARE LOCATED AT 46005 ARROYO SECO ROAD, GREENFIELD (ASSESSOR'S PARCEL
   NUMBERS 419-441-005-000 AND 419-441-006-000), CENTRAL SALINAS VALLEY AREA.
   RECOMMENDED ACTION: APPROVE PROJECT

2. 1:30 P.M. - WATER WEST CORPORATION - PLN080501
   PLANNING AREA: NORTH COUNTY AREA - COASTAL ZONE. PROJECT PLANNER: LIZ
   GONZALES. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT
   DESCRIPTION: COASTAL DEVELOPMENT PERMIT TO ALLOW THE INSTALLATION OF A
   MANGANESE AND IRON TREATMENT FACILITY AT AN EXISTING PUBLIC WELL STATION.
   THE PROJECT IS LOCATED AT 335 BERRY ROAD NEAR WILLOW ROAD IN LAS LOMAS
   (ASSESSOR'S PARCEL NUMBER 119-101-027-000), NORTH COUNTY AREA, COASTAL
   ZONE. RECOMMENDED ACTION: APPROVE PROJECT
3. 1:30 P.M. - POLLACK MICHAEL A & ALISON C - PLN090058
PLANNING AREA: Greater Monterey Peninsula Area. PROJECT PLANNER: Eric Snider. ENVIRONMENTAL STATUS: Categorically Exempt. PROJECT DESCRIPTION: Combined Development Permit consisting of: 1) An Administrative Permit for Development in a Site Plan Review District to allow the construction of a 3,750 square foot one-story single family dwelling with a detached 1,705 square foot three-car garage (981 square feet) and caretaker's unit (724 square feet) 2) An Administrative Permit for the construction of a 724 square foot caretaker's unit; and 3) Design Approval for Development in a Design Review District. The property is located at 70 Chamisal Pass Road, Carmel (Assessor's Parcel Number 239-102-031-000), Greater Monterey Peninsula Area. RECOMMENDED ACTION: Approve Project

4. 1:30 P.M. - ROTH NEAL A & VICKI - PLN090094
PLANNING AREA: Greater Monterey Peninsula Area. PROJECT PLANNER: Eric Snider. ENVIRONMENTAL STATUS: Categorically Exempt. PROJECT DESCRIPTION: Continued from 3/25/10. Variance to allow additional floor area ratio on the subject property and Design Approval to allow a 323 square foot addition to an existing 3,618 square foot two-story single family dwelling. Allowed floor area ratio is 35%, existing floor area ratio is 34% and proposed floor area ratio would be 38%. Colors and materials to match existing. Removal of one oak tree. The Project is located at 953 Sand Dunes Road, Pebble Beach (Assessor's Parcel Number: 007-251-009-000), Greater Monterey Peninsula Area Plan. RECOMMENDED ACTION: Approve Project

5. 1:30PM - JAGGERS KURT R & SUZANNE K JAGGERS TRS - PLN090253
PLANNING AREA: Carmel Land Use Plan. PROJECT PLANNER: Joe Sidor. ENVIRONMENTAL STATUS: Categorically Exempt. PROJECT DESCRIPTION: Continued from 3/25/10. Combined Development Permit consisting of: 1) A Coastal Administrative Permit for the demolition of an existing 4,343 square foot single family dwelling with an attached 429 square foot garage, and the construction of a new 5,080 square foot single family dwelling with an attached 670 square foot garage and 644 square feet of deck; 2) A Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 3) A Coastal Development Permit to allow development on slope greater than 30 percent; 4) A Variance from the 18-foot height limit to allow a height above average natural grade of approximately 21.7 feet (net reduction of approximately 1.6 feet from the existing residence); 5) Design Approval; and Grading consisting of approximately 1,010 cubic yards of cut and 200 cubic yards of fill (net export of approximately 810 cubic yards). The property is located at 2741 Calle La Cruz, Carmel (Assessor's Parcel Number 243-031-033-000), Carmel Meadows, Carmel Land Use Plan 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.

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