Monterey County Zoning Administrator

AGENDA
Thursday, June 30, 2011

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:  May 26, 2011

D.  SCHEDULED ITEMS

1.  1:30PM - BRUBAKER DAVID F TR - PLN100342
   Project Planner: Elizabeth Gonzales.  Environmental Status: Mitigated Negative Declaration.  Project Description: Combined Development Permit to allow 1) a Coastal Administrative Permit for the demolition of an existing 1,474 square foot two-story single family dwelling with a 764 square foot deck and construction of a 1,399 square foot two story residence and a 1,159 square foot patio with 108 square foot stairs, grading of approximately 519 cubic yards cut and 102 cubic yards fill (417 cubic yards to be balanced on site); and a retaining wall (8 linear feet), 2) Coastal Development Permit for development within 50 feet of a coastal bluff; 3) Coastal Development Permit for development within 750 feet of a known archaeological resource; 4) a Variance to allow for a reduction in sideyard setback to avoid critical view shed; and 5) Design Approval with colors and materials consisting of redwood siding, dark bronze window frames and hickory mineral composition roofing materials.  The property is located at 53150 Highway 1, Big Sur (Assessor's Parcel Number 420-021-039-000), Big Sur Coast Land Use Plan, Coastal zone.  Recommended Action: Continue project to August 11, 2011.

2.  1:30PM - OGDEN WILLIAM DAVID & ANDI L TRS - PLN100681
   Project Planner: Delinda Robinson.  Environmental Status: Exempt.  Project Description: Amendment to previously approved Combined Development Permit (PLN090096) which allowed: 1) A Coastal Administrative Permit for the construction of a new 1,576 square foot two-story single family dwelling including an attached 218 square foot one-car garage; 2) A Coastal Administrative Permit to allow parking within the front setback; 3) A Coastal Development Permit to allow the removal of one 11-inch oak tree; 4) A Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 5) Design Approval.  This Amendment consists of a redesign of the single family dwelling within the previously approved footprint to a 1,576
square foot two-story single family dwelling with an attached 218 square foot one-car garage, a 1,288 square foot basement and approximately 480 cubic yards of grading (cut). Materials and colors to change from tan-colored cement plaster with white trim and stone wainscot and wood shake roofing to cream-colored cement plaster with light brown trim and Carmel stone veneer and multi-colored (reds & browns) mission tile roofing. The property is located at 2586 Santa Lucia Avenue, Carmel (Assessor's Parcel Number 009-401-021-000), Carmel Area Land Use Plan, Coastal zone. **Recommended Action:** Approve Project.

3. **1:35PM - FISHER PAUL S - PLN100628**  
   **Project Planner:** Paula Bradley.  
   **Environmental Status:** Exempt.  
   **Project Description:** Amendment (PLN100628) to previously approved Combined Development Permit (PLN080468), consisting of: 1) a Coastal Administrative Permit to allow the demolition of an existing 1,774 square foot single family dwelling with 442 square feet of attached deck and a 169 square foot studio, and the construction of a 3,545 square foot single family dwelling with 888 square feet of attached deck and 351 square feet of overhangs exceeding 30 inches, a 262 square foot pool equipment room, a swimming pool, hot tub, photovoltaic system, demolition of the existing hot tub, repair of the existing septic system, and grading consisting of approximately 561 cubic yards of cut and 509 cubic yards of fill; 2) a Coastal Administrative Permit for the demolition of an existing 360 square foot guesthouse with 251 square feet of attached deck, and the construction of a 425 square foot guesthouse; 3) a Coastal Development Permit to allow development on slope greater than 30 percent; and 4) Design Approval. The amendment includes a 744 square foot addition of a bedroom and gym to the approved single family dwelling; a new 335 square foot single car garage; 482 square foot expansion of the pool equipment room, generator room and inverter room all below ground, for a total increase of 1,546 square feet to the existing approved project, and revised grading of approximately 1,100 cubic yards cut/400 cubic yards fill. The property is located at 46325 Pfeiffer Ridge Road, Big Sur (Assessor's Parcel Number 419-241-017-000), Coastal zone. **Recommended Action:** Approve Project.

4. **1:40PM – JILL CORRIGAN - PLN100627**  
   **Project Planner:** Delinda Robinson.  
   **Environmental Status:** Exempt.  
   **Project Description:** Coastal Administrative Permit to allow the demolition of a 1,722 square foot one-story single family dwelling with an attached one-car garage and the construction of a 2,806 square foot three-story single family dwelling with an attached 575 square foot two-car garage, 362 cubic yards of grading (331 cubic yards cut/31 cubic yards fill) and Design Approval. The property is located at 24332 San Juan Road, Carmel (Assessor's Parcel Number 009-024-003-000), Carmel Area Land Use Plan, Coastal zone. **Recommended Action:** Approve Project.

5. **1:40PM - FAR SIGHTED INVESTMENT OF MONTEREY LLC (HELENA CHEMICAL) - PLN100620**  
   **Project Planner:** Valerie Negrete.  
   **Environmental Status:** Exempt.  
   **Project Description:** Use Permit and General Development Plan to allow the re-establishment of an existing 34,630 square foot commercial building to an agricultural fertilizer operation to be developed in three phases. Phase 1 will include the use of the 2,832 square foot office and 31,798 square foot warehouse. In Phase 2 the project will expand to include...
the placement of 10 (ten) 30,000 gallon liquid fertilizer tanks at 35 feet tall to the northwest corner of the property. Phase 3 will encompass the placement of an additional 4 (four) 30,000 gallon tanks at 35 feet tall adjacent to the existing Phase 2 tanks. The property is located at 22250 Somavia Road, Salinas (Assessor's Parcel Number 137-041-033-000), Greater Salinas Area 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.

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