Monterey County Zoning Administrator

AGENDA
Thursday, August 29, 2013

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

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

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: None

D. SCHEDULED ITEMS

1. 1:30PM - MEDERO FREDERICK RICHARD/JOANNE TRIMBLE TRS - PLN130128
   Project Planner: Valerie Negrete. Environmental Status: Mitigated Negative Declaration.
   Project Description: Combined Development Permit consisting of a: 1) Coastal Administrative Permit for the demolition of existing 2,313 square foot single family dwelling to construct a new 2,724 square foot single family dwelling, 190 square foot veranda, a 494 square foot underground garage and 758 square foot basement, new stone 11 foot outdoor fireplace at western corner of the lot, new 6 foot high redwood grape stake fence on the side and rear property line and; 2) a Coastal Development Permit for development within 750 feet of a known archaeological resource and 3) Design Approval. Colors and materials to consist of cement plaster siding, clay tile roofing, precast stone and metal clad windows. Grading of approximately 540 cubic yards of cut and 170 cubic yards of fill. No tree removal proposed. The property is located at 26247 Scenic Road, Carmel (Assessor's Parcel Number 009-432-028-000), Carmel Land Use Plan, Coastal Zone.
   Recommended Action: Adopt Mitigated Negative Declaration with Mitigation Monitoring Plan and Approve Project

2. 1:40PM - OLD FOREST INVESTMENTS LLC A DELAWARE LLC - PLN130458
   Project Planner: Valerie Negrete. Environmental Status: Exempt. Project Description: Amendment (PLN130458) to delete a condition of approval (Condition #6) requiring a Conservation & Scenic Easement deed from previously approved Combined Development Permit PLN100550 which consists of: 1) a Coastal Development Permit for development within 750 feet of a known archeological resource; demolition of an existing 400 square foot greenhouse, demolition of 261 square feet of the residence and a 348 square foot porch roof; and construction of a 1,457 square foot first floor gallery and 536 square foot bedroom on the second floor, and 2) a Variance for coverage within the Pescadero Watershed; and Design Approval. The property is located at 1658 Crespi Lane, Pebble Beach (Assessor's Parcel Number 008-392-007-000), Del Monte Forest Plan, Coastal Zone. Recommended Action: Approve Project
3. **1:50PM - MAYL EILEEN B TR - PLN130083**

**Project Planner:** Joe Sidor. **Environmental Status:** Exempt **Project Description:** Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the construction of an approximately 3,947 square foot two-story single family dwelling with a 515 square foot attached garage, conversion of a test well to a production well for domestic use, and grading (approximately 390 cubic yards of cut, 20 cubic yards of fill, and 370 cubic yards of net export), and 2) a Coastal Development Permit to allow development on slope exceeding 30 percent. The property is located at 2973 Cuesta Way, Carmel Meadows (Assessor's Parcel Number 243-052-049-000), Carmel Area Land Use Plan, Coastal Zone. Related to PLN000072 and PLN060653. **Recommended Action:** Approve Project

4. **2:00PM - RYAN JONATHAN D & LEANNE M TRS - PLN110691**

**Project Planner:** Joe Sidor. **Environmental Status:** Exempt. **Project Description:** Variance to allow a reduction of the existing legal non-conforming floor area ratio that exceeds the maximum allowed floor area ratio of 35 percent (net reduction of the existing floor area ratio by approximately 51 square feet from 42.6 percent to 42.1 percent); and a Design Approval to allow a remodel of the existing 4,649 square foot single family dwelling, including demolition of approximately 747 square feet of the main floor and the addition of approximately 696 square feet (colors and materials to match existing); and grading (approximately 100 cubic yards of cut). The property is located at 1050 Marcheta Lane, Pebble Beach (Assessor's Parcel Number 007-342-008-000), Greater Monterey Peninsula Area Plan. **Recommended Action:** Approve Project

5. **2:10PM - DAVIS BRIAN C/DORRILL A DAVIS TRS – PLN120701**

**Project Planner:** Liz Gonzales. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** CONTINUED FROM JULY 25, 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 Mitigated Negative Declaration with Mitigation Monitoring Plan and 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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