Monterey County Zoning Administrator

AGENDA
Thursday, January 9, 2014

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

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

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL/ACCEPTANCE OF MINUTES:  May 30, June 13, June 27, July 11, July 25, August 29, September 12, September 26, October 10, October 31, November 13, and December 12, 2013

D. SCHEDULED ITEMS

1. 1:30 PM - PHILLIPS LAYN R/KATHRYN H TRS - PLN130842
Project Planner:  Lucy Bernal.  Environmental Status:  Categorical Exemption.  Project Description:  Design Approval to amend previously approved Combined Development Permit (PLN010278) to allow the construction of a 2,500 square foot single family dwelling with detached 544 square foot garage with grading (approximately 350 cubic yards of fill and 350 cubic yards of cut).  The Combined Development Permit approved on May 13, 2003 allowed the construction of a 4,800 square foot single family dwelling with an attached garage on Lot 1 within the Chamisal Subdivision Phase F:  The colors and materials to match previously approved permit with only the roof change from Barrel tile roof to Corten metal roof (rust).  The property is located at 1 Red Tail Trace, Carmel (Assessor's Parcel Number 239-151-001-000), Greater Monterey Peninsula Area Plan.  Recommended Action:  Approve Project

2. 1:40 PM - DUMONT MARK T/CARINA E TRS ET AL - PLN130683
Project Planner:  Joe Sidor.  Environmental Status:  Categorical Exemption.  Project Description:  Design Approval to allow the construction of a 3,705 square foot one-story single family dwelling, including loggias, with a 521 square foot attached garage, rear terrace, courtyard with firepit and fireplace, 6-foot wood fence, grading (approximately 300 cubic yards of cut and 300 cubic yards of fill), and an Administrative Tree Removal Permit to allow the removal of three (3) Oak trees.  The property is located at 992 Customs Road, Pebble Beach (Assessor’s Parcel Number 007-263-018-000), Greater Monterey Peninsula Area Plan.  Recommended Action:  Approve Project

3. 1:50 PM - CALIF-ARIZONA DIST OF THE BIBLE MISSIONARY CHURCH - PLN130449
Project Planner:  Joe Sidor.  Environmental Status:  Categorical Exemption.  Project Description:  Design Approval to allow the construction of a 2,500 square foot single family dwelling, including loggias, with a 521 square foot attached garage, rear terrace, courtyard with firepit and fireplace, 6-foot wood fence, grading (approximately 300 cubic yards of cut and 300 cubic yards of fill), and an Administrative Tree Removal Permit to allow the removal of three (3) Oak trees.  The property is located at 992 Customs Road, Pebble Beach (Assessor’s Parcel Number 007-263-018-000), Greater Monterey Peninsula Area Plan.  Recommended Action:  Approve Project
Description: Amendment to a previously-approved Coastal Development Permit (PLN080443) [Coastal Development Permit to allow assemblages and camping events for low income families, not to exceed 125 persons per event, and not to exceed a total of ten days per calendar year (five year permit)] and a previously-approved Combined Development Permit (PLN100160) [Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the construction of a 425 square foot detached guest house and expansion of an existing septic system; 2) a Coastal Development Permit for the construction of a 4,530 square foot non-habitable accessory structure, accessory to a conditional use approved under PLN080443; and grading consisting of approximately 500 cubic yards of cut and 500 cubic yards of fill]. This Amendment would allow revisions to the wastewater disposal system requirements, allow continuation of the previously-approved assemblages and camping events without an expiration date, and add a Coastal Development Permit to allow development on slope exceeding 25 percent. The property is located at 123 Harrington Road, Royal Oaks (Assessor's Parcel Number 412-181-004-000), Las Lomas area, North County Land Use Plan, Coastal Zone and North County Area Plan.

Recommended Action: Approve Project

4. 2:00 PM - NUCCI GINA - PLN130433
Project Planner: Joe Sidor. Environmental Status: Categorical Exemption. Project Description: Use Permit to allow development within the Carmel Valley Floodplain to allow the partial demolition and construction of additions to an existing 1,344 square foot two-story single family dwelling with a 440 square foot detached garage in the Carmel River floodplain (Phase 1: demolition of 300 square feet of deck with hot tub, trellis cover, pool equipment and shed, and construction of a 269 square foot single-story addition, 19 square foot bay window addition, and a 12 square foot balcony extension to the existing single family dwelling; Phase 2: construction of a 430 square foot single-story addition to the existing garage; and Phase 3: construction of a 1,000 square foot second-story addition above the existing garage and Phase 2 addition), and Design Approval (for Phase 1 only) (colors and materials to match existing). The property is located at 5 Via Poca, Carmel Valley (Assessor's Parcel Number 189-091-006-000), Carmel Valley Master Plan. Recommended Action: Approve Project

5. 2:10 PM - WHITFIELD CARY WAYNE/CINDY KESSLER - PLN130625
Project Planner: Joe Sidor. Environmental Status: Addendum. Project Description: Administrative Permit and Design Approval to allow the construction of a 6,859 square foot one-story single family dwelling, with 1,243 square feet of covered patio area, a 1,514 square foot attached three (3) car garage, a 2,880 square foot detached pool barn, a 1,198 square foot detached accessory dwelling unit with a 691 square foot attached guesthouse and 598 square feet of covered patio area, approximately 1,250 square feet of ground mounted solar panels, approximately 13,520 square feet of hardscape, approximately 250 linear feet of 4-foot and 6-foot retaining wall, installation of infrastructure improvements (utility lines and sewer lift station), removal of one protected Oak tree, and grading (approximately 1,950 cubic yards of cut and 400 cubic yards of fill). Colors and materials to consist of dark brown corrugated metal roofing, black and dark brown steel window frames and doors, Cameron brown stone pavers, and stained grey-brown wood siding and trim. The property is located at 31 Pronghorn Run, Carmel (Assessor’s Parcel Number 239-091-052-000), Santa Lucia Preserve, Greater Monterey Peninsula Area Plan. Recommended Action: Approve Project

6. 2:20 PM - LOWTHER JACQUELINE A TR - PLN120392
Project Planner: Joe Sidor. Environmental Status: Categorical Exemption. Project Description: 
Description: After-the-fact Combined Development Permit to clear Code Enforcement File No. 19900060 consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the construction of a 499 square foot non-habitable accessory structure with a 285 square foot attached deck, and 421 linear feet of fencing and retaining walls; 2) a Coastal Development Permit to allow development within 50 feet of a coastal bluff; 3) a Coastal Development Permit to allow development on slope exceeding 30 percent; and 4) a Variance to allow a reduction in the front yard setback and the minimum distance between structures. The property is located at 40990 Highway 1, Monterey (Assessor's Parcel Number 418-171-003-000), Big Sur Coast Land Use Plan, Coastal Zone. **Recommended Action:** Approve Project

7. 2:30 PM - BUNN CHRISTOPHER A TR - PLN130087
   **Project Planner:** Steve Mason. **Environmental Status:** Categorical Exemption. **Project Description:** Use Permit to allow an agricultural support facility (machine shop) for the repair of agricultural machinery and fabrication of parts within an existing 3,125 square foot non-habitable accessory structure. The property is located at 425 West Blanco Road, Salinas (Assessor's Parcel Number 414-021-011-000), Greater Salinas Area Plan. **Recommended Action:** Approve Project

8. 2:40 PM - GARREN RONALD B/DONNA Y TRS - PLN130289
   **Project Planner:** Daniel Lister. **Environmental Status:** Categorical Exemption. **Project Description:** Use Permit for development in the Carmel River Floodplain and a Design Approval for an addition to an existing 3,185 square foot single family dwelling located in the “S” (Site Plan Review) Zoning District. The addition includes a 588 square foot expansion to the existing dwelling, 130 square foot covered porch, and a new 6 foot high fence with two entry gates. The property is located at 6250 Brookdale Drive, Carmel (Assessor's Parcel Number 015-241-011-000), Carmel Valley Master Plan. **Recommended Action:** Approve Project

9. 2:50 PM - GOLOB NANCY I - PLN110213
   **Project Planner:** Luis Osorio. **Environmental Status:** Categorically Exempt per Section 15304 of CEQA Guidelines. **Project Description:** 1) Consider the project exempt from environmental review under Section 15304 of the CEQA Guidelines; and 2) Consider a Combined Development Permit consisting of: a) Coastal Development Permit to allow development on slopes over 30% consisting of the demolition of an existing structure (outbuilding and decks) and slope restoration grading in the area of the structure and deck demolition and to allow construction of concrete slabs for propane and water tanks and emergency generator and to allow retaining wall construction; b) Coastal Development Permit for removal of three protected Oak trees; and c) Coastal Administrative Permit and Design Approval to allow construction of four new retaining walls of 108' x 9', 30' x 8', 45' x 2' and 25' x 5' foot in length and height respectively; reconstruction of a 450-square foot deck adjacent to the existing residence; reroofing and repair and replacement of siding on existing shop/storage outbuilding; installation of a new 5,000-gallon rubber water tank; installation of a new back-up emergency generator; and replacement of a 500-gallon propane gas tank. The project would require grading, approximately 350 cubic yards of cut and 500 cubic yards of fill, to prevent slope failure and to backfill retaining walls. The Combined Development Permit would clear Monterey County Code violations identified under Code Enforcement Case No. 19960149. The property is located at 51404 Partington Ridge Road, Big Sur (Assessor's Parcel Number 420-221-017-000), Big Sur Coast Land Use Plan, Coastal Zone. **Recommended Action:** Continue to January 30, 2014 hearing.

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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